

FILE NO.: Z-2246-C

NAME: The Residences at Pettaway Short-form POD

LOCATION: 2020 Vance Street

DEVELOPER:

New Cap Investment Partner
2024 Arkansas Valley Drive
Little Rock, AR 72212
501-954-7200

OWNER/AUTHORIZED AGENT:

New Cap Land Holdings/Owner
Ron Woods/Authorized Agent

SURVEYOR/ENGINEER:

BTE Engineers-Surveyors/Surveyor

AREA: 2.16 -acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 46

CURRENT ZONING: PD-R, Planned Development-Residential

ALLOWED USES:

PROPOSED ZONING: POD, Planned Office Development

PROPOSED USE: Multifamily Residential, General Office, Medical Office,
and Laundromat

VARIANCE/WAIVERS: None

BACKGROUND:

An application to rezone the site from C-3, General Commercial district and O-3, General Office district to PCD to redevelop the property into a mixed use development was submitted and withdrawn in 2013.

A PD-R was approved by the Board of Directors on May 3, 2016, to allow for the reuse of the existing property as elderly housing. The proposal was to have 77 units with a community room, picnic area, fitness center, computer room, laundry room and on-site management and maintenance. The site would be gated and an existing building at the northeast corner of the parcel would be removed and re-purposed as open space with picnic tables. This development has not been completed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The proposed project consists of the renovation of the existing 8-story structure into a high-rise multi-family residential building; the addition of a 5-story residential annex, and the renovation of an existing pre-engineered building into an urgent-care medical office use. The 8-story high-rise would house 81 one-bedroom units and the proposed 5-story annex would have 15 two-bedroom units. A total of 110 parking spaces, 6 of which are accessible, are on the site. Additional property is under the same ownership across Vance Street to the northeast in front of the high-rise. The owners are amenable to providing additional parking at that location.

B. EXISTING CONDITIONS:

This property was developed as a hotel and most recently was occupied by Job Corps. The property has been vacant for many years.

Single and two-family residential uses are dominant in the area. The zoning map indicates several properties have been rezoned for quiet office uses; however, it is unclear if any are currently being used as offices.

As noted, a vacant commercial structure is situated near the northeast corner of the property.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from the public on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and Pettaway, Downtown, and Macarthur Park neighborhood associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Vance Street and 21st Street.
2. Show the 21st St. right-of-way on the survey.

3. Due to the proposed use of the property, the Master Street Plan specifies that 21st Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
5. Remove all curb cuts or driveways not proposed to be used with the future development.
6. Driveways may need to be reconstructed to provide an ADA compliant pathway across the property between right-of-way/sidewalk and main entrance(s).
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

Sewer available to this site. Retain 10-foot wide sewer easements for existing 8-inch sewer main lines.

Capacity Fee Analysis required.

FOG Analysis required with any food service use.

Entergy:

Entergy does not object to this proposal. Entergy has existing 3-phase service facilities on the south side of the proposed development. Entergy will need to extend primary to serve the additional buildings. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. CAW requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within 10 days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector valve assembly. If additives are used, a reduced pressure backflow preventer shall be required.

Fire Department:

Full plan review

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office

(Capt. Tony Rhodes 501-918-3757 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

NOTE: R-1 Original Occupancy Type change to R-2 Occupancy. R-2 Occupancies are restricted to 4 stories plus addition for frontage and fire sprinkler but not to exceed 5 stories. The only way an R-2 is allowed to be 8 stories is if it is Type 1 Construction. Concrete, Structural Steel, Masonry. No wood allowed. Type 1B Construction is allowed to be 11 Stories. This project would be required to meet 2012 Arkansas Fire Prevention Code Requirements for Type 1B construction with materials and methods for a high rise.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.

Screening requirements will need to be met adjacent to the north residential zoned property.

3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to change the property from PDR (Planned Development Residential) District to POD (Planned Office Development) District to allow for the renovation of existing 8-story building for 81 residential uses, construct a second 5-story building with 15 units and renovate an existing structure on the site for an urgent care facility. This would result in a residential density of 44 to 45 units per acre (R-6 density).

Master Street Plan: To the east is Vance Street, to the west is Bragg Street and to the south are 21st Street, all three streets are Local Streets on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff the following comments for the applicant:

1. Indicate if this is an age-restricted/elderly housing development or not
2. Indicate if the project will be developed in phases
3. Indicate if the property is proposed to be subdivided
4. Indicate if any recreational amenities are proposed
5. Provide height, dimensions, and square footage of proposed 5-story residential structure.
6. Indicate any other uses within the two proposed residential buildings
7. Indicate the proposed number of employees/staff on-site
8. Indicate all dumpster/recycling locations and proposed screening
9. Indicate proposed medical waste handling associated with urgent care clinic
10. Indicate alternative uses for urgent care clinic building

11. Parking is to be provided per ordinance at 1.5 spaces per dwelling unit and 6 spaces per medical professional for urgent care facility. 110 spaces are shown on the site plan. Provide additional parking or justification for reduced number of parking spaces.

Public works indicated a 20-foot radial dedication is required at the intersection of Vance and 21st Street. The applicant was also asked to show the right-of-way of 21st Street on the survey. The proposed use of the property requires 21st Street meet the commercial street standards. A dedication of 30-feet of right-of way from the centerline is necessary. Driveways may need to be reconstructed to provide an ADA compliant pathway across the property between right-of-way/sidewalk and main building entrance. Street improvements conforming to the Master Street Plan would be required with the development of the site. The improvements would include a 5-foot sidewalk. Storm water detention is also required on this property. A letter from a registered engineer certifying the intersections comply with 2004 AASHTO Green Book standards is needed.

Landscape comments were general in nature; however, the applicant was specifically directed to the comment regarding the requirement for screening from the north residentially-zoned property

The comment from the Building Codes was noted for the applicant.

The applicant was advised responses and revisions are to be received by March 18, 2020. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

The project is not proposed as an age-restricted development, but is a multifamily development to be completed in a single phase.

The clinic building is anticipated to be subdivided into an out parcel. Additional proposed uses would be a laundromat, general professional office, or maintenance shop associated with the multifamily development.

An exercise room and resident lounge are proposed as amenities.

The new 5-story residential annex is proposed to have a height of 68-feet and a combined area of 18,930-square feet.

It is intended for there to be one or two on-site office staff personnel.

A dumpster for the residential buildings is provided in the rear of the existing structure. It will be screened as required in the zoning ordinance. A dumpster and

medical waste area is to be added at the northwest corner of the proposed urgent care structure. It will also be screened as per the zoning ordinance requirements.

A 20-foot radial dedication of right-of-way will be provided at the intersection of Vance Street and East 21st Street. Also, the right-of-way dedicated and improvements made to East 21st Street in front of the property.

Driveways will be evaluated and reconstructed as needed to provide an ADA-compliant pathway from the right-of-way or sidewalk to the main building entrance.

The applicant is requesting to reduce the number of parking spaces to 130 from the required 150 spaces under the zoning ordinance. Each apartment unit is required to have 1.5 parking spaces, yielding 144 parking spaces and the urgent care facility is proposing to provide 6 spaces, based upon six spaces per doctor.

An additional parking area containing 22 parking spaces has been added to the east across Vance Street. This lot may be reduced in number based upon the landscaping requirements.

The applicant suggests the reduced number of parking spaces would be sufficient as 81 of the dwelling units are one-bedroom and are likely to have only one vehicle.

Staff supports the reduction of the off-street parking spaces to be provided to 130 spaces to be provided in combination of the existing parking area and the new parking area to be constructed in compliance with city standards and the comments below.

Public Works has indicated this new parking area would need to work with District 4 of the Arkansas Transportation Department to obtain permits for improvements within State Highway right-of-way such as the service road and the street located to the south of the parking lot.

Also, the existing street to the south of the parking lot is one way west bound; therefore, vehicles from Vance Street cannot access the parking lot. Signage and striping must be provided to prevent left turn movements of vehicles exiting the parking lot.

Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Vance Street in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.

Lastly, ADA-compliant pedestrian access should be provided from the parking lot to the entrance of the property.

Landscape comments on the revised plan state the new parking lot must designate 8% of the vehicular use area for green space and this green space must be evenly distributed throughout the parking area. The minimum size of an interior landscape

area shall be 150 square feet for developments 150 or fewer parking spaces. Interior islands must be a minimum of 7 and ½ feet in width. Trees shall be included in the interior landscape areas at the rate of one tree for every twelve parking spaces.

A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least 9 feet wide. One tree and three shrubs or vines shall be planted for every 30 linear feet of perimeter planting strip. This property is located within the “mature” area and a 25% reduction of the perimeter width requirements is acceptable. The minimum perimeter width adjacent to the property lines shall be 6 feet, 9 inches. **The west perimeter is deficient, portions of north and east are also deficient. A variance from the City Beautiful Commission may be required to allow development as proposed.**

Staff is supportive of the redevelopment of this property for multifamily residential use and the urgent care clinic as proposed.

J. **STAFF RECOMMENDATION:**

Staff recommends approval of the request to rezone the property to POD subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

Ron Woods and A. J. Gilbert were present, representing the application. There was one (1) objector present. Staff presented the application with a recommendation of approval.

Ron Woods addressed the Commission in support of the application. He gave a brief description of the project noting that the existing building had been vacant for many years. He noted that the redevelopment will be as asset to the community. He provided an elevation drawing of the project to the Commission.

Kason Jewel spoke in opposition. He noted that his family had previously tried to purchase the subject property. He noted that he was opposed to the multifamily use and explained that there should be more single family residences in the area. He noted property in the area was “quietly” being purchased by small groups of people.

Mr. Woods noted that there was a need in the area for the proposed use.

Commissioner Berry asked how future I-30 redevelopment would impact the subject property. Mike Hood, of Public Works, noted that the State Highway Department was generally staying within the existing I-30 right-of-way with the redevelopment.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion was seconded. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.