

FILE NO.: Z-6323-Z

NAME: Lot 13, The Village at Rahling Road Short-form PCD

LOCATION: 40 Rahling Circle

DEVELOPER:

Valen Harris, Inc.
11701 W. 36th Street
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Valen Harris, Inc. /Owner
McClelland Consulting Engineers/Authorized Agent

SURVEYOR/ENGINEER:

McClelland Consulting Engineers, Inc.
7302 Kanis Road
Little Rock, AR 72204
(501) 371-0272

AREA: 1.4 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.16

CURRENT ZONING:

PCD, **P**lanned **C**ommercial **D**evelopment

ALLOWED USES:

Mixed Uses, Office and Commercial

PROPOSED ZONING:

PCD

PROPOSED USE:

Office, General and Professional

VARIANCE/WAIVERS:

Variance from Section 31-210 to allow parking directly off of a service-access easement.

BACKGROUND:

On August 5, 1997, the Board of Directors adopted ordinance No. 17,542 which established The Village at Rahling Road PCD. The PCD established a multiple-lot development with C-2 uses being permitted. The initial action established a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought through the planned development process on an individual basis as a particular development was proposed. Most of the lots have subsequently been developed. There are some undeveloped lots remaining.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of PCD zoning for this lot to allow for development of the property with a one-story, 7,950 sq. ft. office building and associated 41 space parking lot for CGI. The building is proposed to have a height of 20'8" and will contain a reception lobby, conference rooms, private offices, an attached garage, a large executive board room, catering kitchen, break room and a 910 sq. ft. multipurpose room with future plans to add a 2nd 910 sq. ft. multipurpose room. The facility will front Rahling Circle and will have a common plaza between the sidewalk and front door for patrons to enjoy. The plaza will contain sculptures and sitting areas surrounded by meditation landscape. The dumpster is located at the rear of the site and will be enclosed by a CMU block wall. The monument style ground mounted sign will have a maximum height of 6 ft. and a maximum area of 64 sq. ft., as per the approved PCD.

B. EXISTING CONDITIONS:

The site is currently undeveloped. A branch bank is adjacent to the north and a public library branch is adjacent to the south. Other uses in The Village include offices, clinics and restaurants. Undeveloped property abuts the rear of the site.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Villages of wellington Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The existing stormwater inlet should be relocated to the side of driveway and a new throat inlet constructed.
2. Per Section 31-210(h) (7), head in parking within a service easement is prohibited.
3. 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.

4. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. 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.
6. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
7. Per Section 31-210 (h) (10), sidewalks with appropriate handicap ramps are required to be installed along the service easement in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.

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

Little Rock Water Reclamation Authority:

Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. 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 comments received.

AT & T: No comments received.

Central Arkansas Water:

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

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.

The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement 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. Central Arkansas Water (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 ten 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 check valve assembly. If additives are used, a reduced pressure zone 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 placed 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.

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). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Landscape:

1. Site plan must comply with the City’s minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. 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 nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.

4. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
5. An irrigation system shall be required for developments of one (1) acre or larger
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance.
7. Requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for revised PCD (Planned Commercial Development) to allow a new office building.

Master Street Plan: West of the property is Rahling Circle and it is shown as a Local Street on the Master Street Plan. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street 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.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before May 22, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (May 15, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. Staff noted the cover letter submitted with the application references "after hour's events that are held in the multi-purpose room." Staff asked for a description of this use and the nature of the events. The applicant was asked to provide a brief description of building exterior materials. The applicant was advised to provide the area of building coverage, pavement coverage and green space as a percentage of the overall site.

Staff noted a variance was needed to allow parking to back into the cross access easement on the north. In response to a question from the committee, staff stated the proposed number of parking spaces well exceeded the code requirement.

Public Works comments were presented and discussed. Staff noted the existing stormwater inlet needed to be relocated to the side of the proposed driveway. Landscape comments were presented.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by May 22, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to the issues raised at subdivision committee. The multipurpose room is intended to be used for office and staff meetings; including occasional after-hours office meetings. The building exterior materials are to be stone, metal panels, metal trim and membrane roof. Building coverage is 12.5%, pavement coverage (including walkways and patio area) is 57.5% and green space is 30%. The project has been submitted to the Chenal Architectural review committee for initial design review.

The existing stormwater inlet as shown to be relocated and the sidewalk is shown. A variance is requested to allow parking off of the service driveway-easement. Since the driveway easement serves only two lots, neither of which are anticipated to be high traffic generators, staff supports the variance request.

To staff's knowledge, there are no outstanding issues.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of a variance from Section 31-210 to allow the proposed vehicle parking backing into the common access-service easement.

PLANNING COMMISSION ACTION:

(JUNE 6, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.