

FILE NO.: Z-6934-B

NAME: G & S Insulating Short-form PCD

LOCATION: 11,000 Stagecoach Road

DEVELOPER:

Jeronimo Insulating, LLC
6620 South University Ave.
Little Rock, AR 72209
(501) 569-9131

OWNER/AUTHORIZED AGENT:

Jeronimo Insulating, LLC/Owner
Terry Burruss, Architect/Authorized Agent

SURVEYOR/ENGINEER:

Terry Burruss, Architect
11912 Kanis Rd., Suite F-8
Little Rock, AR 72211
(501) 376-3676

White-Daters Engineers
24 Rahling Circle
Little Rock, AR 72223
(501) 821-1667

AREA: 2.73 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 42.20

CURRENT ZONING: PCD, planned commercial development (expired)

ALLOWED USES: Office/warehouse and contractor's storage yard

PROPOSED ZONING: PCD

PROPOSED USE: Office/warehouse/sales facility for insulation company

VARIANCE/WAIVERS: None requested.

BACKGROUND:

In 2000, the property was rezoned from R-2 to C-1. On June 19, 2007, the Board of Directors passed Ordinance No. 19,764, zoning the property to PCD for an office/warehouse and contractor's storage yard. That development did not occur and the property remains undeveloped.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a PCD to allow for development of the property for G & S Insulating. The development is proposed to consist of a single building containing 28,600 sq. ft. of warehouse with a two-story office/sales facility (5,000 sq. ft. per floor). The building will be a pre-engineered metal building. Paved and landscaped parking for 47 vehicles is proposed with a single driveway off of Stagecoach Road.

B. EXISTING CONDITIONS:

The site is undeveloped and mostly wooded. Retail commercial uses and mini-warehouse developments are located to the east. A cemetery and a multifamily development are located to the west. The vacant, PCD-zoned property across Stagecoach Road was recently approved for development of a large-scale, conference and event facility.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, SWLRUP, the Otter Creek Neighborhood Association and the Otter Creek Merchants Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
2. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
3. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. Show the existing driveway on the southside of Stagecoach Road. Driveway should be located to not create left turn conflicts.
5. Storm water detention ordinance applies to this property. Per the City of Little Rock Stormwater and Drainage Manual, detention pond shall not exceed 4 ft.

in depth with slopes at 3:1 or flatter. The limits of maximum ponding of the pond should be constructed no closer than 30 ft. horizontally from any building and less than 1 ft. vertically below the lowest sill of floor elevation.

6. 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.

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. There are 3 phase line in the area. 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 or Capt. John Hogue 501-918-3754). 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. Any new site development 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. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.

4. 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. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The properties to the west are zoned R-2 and MF-18. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer.

In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. **Opaque screening and landscape will be required on the west side of the property.**

5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. **Verify interior landscape space.**
6. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These 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.
7. An irrigation system shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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: Recommend sidewalk along the street and from the street to the building.

Planning Division: This request is located in Otter Creek 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 new warehouse and office to be built for an insulation company.

Master Street Plan: South of the property is Stagecoach Road and it is shown as a Minor Arterial Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

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 additional information was needed. Staff requested the applicant provide the proposed building height, a signage plan, the proposed days and hours of operation and a fencing plan. Staff noted any proposed site lighting was to be low-level and directional, shielded downward and into the site. Staff asked the applicant to locate the dumpster and required screening on the site plan. 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 minimum of 10% of the gross PCD area is to be designated as landscape open space.

Public works comments were presented and discussed. Staff requested a sketch grading and drainage plan. Staff stated the stormwater detention ordinance applied to this property. Staff provided the detention pond standards from the stormwater and drainage manual. The applicant was advised to show the existing driveway on the south side of Stagecoach Road. Staff stated the driveways should be located so as not to create left turn conflicts.

Landscape comments were presented. Staff noted the requirement for screening on the west side of the property. Staff commented the interior landscape areas appeared to be short of code compliance.

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 is requesting approval of PCD zoning to allow for development of this vacant tract for G & S Insulating. The development consists of a single building containing 28,600 square feet of warehouse space and a two story, 10,000 sq. ft. (5,000 sq. ft. per floor) office/sales space. Paved and landscaped parking for 47 vehicles is provided with a single driveway off of Stagecoach road. An area of truck maneuvering and parking space is located adjacent to the warehouse portion of the site.

The applicant submitted responses to the issues raised at subdivision committee. The maximum building height will be 28 feet. Signage will consist of a wall sign on the front (street facing) façade of the building and a monument style ground-mounted sign not to exceed the area allowed on commercial zones. Fencing will consist of security fencing around the truck/warehouse area and privacy fencing along the west perimeter where the site is adjacent to residential zoned properties. General office hours are 8am – 6pm, Monday – Friday and 8am – 5pm Saturday. Warehouse hours are 6am – 6pm, Monday – Friday. All site lighting will be low-level and directional, shielded downward and into the site. A dumpster location, with screening, is indicated on the east side of the warehouse area. Building coverage is 28%, parking and paved area is 38% and green space is 33%. A sketch grading and drainage plan was provided. The applicant will work with staff to address any potential drainage issues in the final plan preparation stage, prior to issuance of a building permit. The driveways on the south side of Stagecoach were located to confirm there would not be left turn conflicts.

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

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested 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.

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.