

FILE NO.: Z-6973-G

NAME: Lot 4 the Village at Colonel Glenn Road Revised Short-form PCD

LOCATION: Located north of David O Dodd Road in the 13700 Block

DEVELOPER:

Terraforma, LLC
P.O. Box 13437
Maumelle, AR 72113

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 4.5383 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 12 – 65th Street West CENSUS TRACT: 24.05

CURRENT ZONING: O-3, General Office District and PD-C

ALLOWED USES: General Office and Medical appliance fitting and sales

PROPOSED ZONING: PCD

PROPOSED USE: Automobile sales related activities including a sales office and parking for new and used inventory

VARIANCE/WAIVERS: A variance from Sections 30-41 and 31-210 to allow the drives on the abutting streets as proposed.

BACKGROUND:

Ordinance No. 20,822 adopted by the Little Rock Board of Directors on December 17, 2013, rezoned a portion of this property, approximately 0.6 acres, from O-3, General Office District to PD-C to add a medical appliance fitting and sales as an allowable use for the site. The development was proposed with 7,425 square feet of building space and 19 parking spaces. A small loading dock for smaller delivery trucks was to be located on the southern end of the building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of this site from PD-C and O-3, General Office District to PCD to allow a phased development for automobile sales related activities including a sales office and parking for new and used inventory. The development will occur in three (3) phase. The first phase of the development will be construction of the parking area in the northwest portion of the property, adjacent to the existing Subaru and Acura automobile dealerships. The second phase of the development will include construction of an automobile dealership building as shown on the site plan and additional parking. The third phase will include the final area for vehicle display on the southern tip of the property.

B. EXISTING CONDITIONS:

The property is wooded with frontage on Lawson Road. The property along the northern boundary is a small cemetery and an automobile dealership. To the south of the site is a nursing home and a dental office. Across Lawson Road are single-family homes and a General Dollar store. Within the general area there is a contractor's construction office, a small grocery store, a public high school, a convenience store, a number of automobile dealerships and the Baptist School of nursing

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Crystal Valley Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. David O Dodd Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Lawson Road Cutoff is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
3. Due to the proposed use of the property, the Master Street Plan specifies that Lawson Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. A 20-foot radial dedication of right-of-way is required at the intersection of Lawson Road Cutoff and Lawson Road.
5. Due to an arterial/arterial intersection, a 75 foot or more radial dedication of right-of-way is required at the intersection of David O Dodd Road and Lawson Road Cutoff.

6. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Lawson Road including 5-foot sidewalks with the planned development. The new back of curb should be located 18 feet from centerline. Staff cannot recommend approval of deferring the boundary street improvements to the last phase of development.
7. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to David O Dodd Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. In addition, due to the arterial/arterial intersection, a right turn lane should also be constructed on David O Dodd Road with 200 feet of stack and 100 foot of taper. The right turn lane will move the new back of curb to 40.5 feet from centerline at the intersection. Staff cannot recommend approval of deferring the boundary street improvements to the last phase of a development.
8. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Lawson Road Cutoff including 5-foot sidewalks with the planned development. The new back of curb should be placed 29.5 feet from centerline. Staff cannot recommend approval of deferring the boundary street improvements to the last phase of development.
9. Provide access ramps at intersections.
10. 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. Is advanced grading of future phases requested when construction is imminent on Phase 1? If advanced grading is proposed for future phases, berms or temporary undisturbed buffers should be maintained in conformance with Land Alteration Regulations.
11. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner association.
12. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
13. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, gsimmons@littlerock.org or 501.379.1813 for more information.

14. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The Lawson Road driveway is not located at least 125 feet from the side property line. The width of driveway must not exceed 36 feet. A variance must be requested.
15. Provide proposed truck route to unload vehicles within the site instead of on the public street. A couple of the turns appear to not be maneuverable by a WB-60 vehicle.
16. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
17. 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.
18. Show locations of driveways on the south side of David O Dodd Road to determine any turning conflicts.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Three phase power lines exist along Lawson Road to the west and along David O. Dodd to the east of the property. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance regarding future service requirements to the development and future facilities locations as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.
3. 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 the Little Rock Fire Department is required.

4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water regarding the size and location of water meter.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
8. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
9. 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 back flow preventer shall be required.

Fire Department: New construction full plan review. Contact the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754).

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is not currently served by METRO but is part of the long range plan. Provide pedestrian infrastructure for access to employment and future transit route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in 65th Street West Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a rezoning from O-3 (General Office District) to PCD (Planned Commercial District) to allow the development of this lot with automobile sales related activities including a sales office and parking for new and used inventory.

Master Street Plan: To the south of the property is David O Dodd Road and it is a Minor Arterial, to the north-west of the property is Lawson Road and it is a Local 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. 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". A Collector design standard is used for 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: A Class II Bike Lanes are shown along David O Dodd Road. These Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. 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.
4. 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.
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). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. 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.
 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. 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. The minimum dimension shall be nine (9) feet. 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. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81. The adjacent property fronting Lawson Road is zoned R-2, Single-family screening will be required.
 8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
 9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
 10. 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. SUBDIVISION COMMITTEE COMMENT: (July 20, 2016)

Mr. Tim Daters of White Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated per the commercial zoning district there was to be no display of vehicles allowed within the first 20-feet of the required front yard setback. Staff requested the applicant provide details of any proposed fencing and/or signage proposed for the development.

Public Works comments were addressed. Staff stated right of way dedications were required along the abutting streets. Staff stated a 20-foot radial dedication was required at the intersections of the abutting streets. Staff stated street improvements were required to the abutting streets at the time of development.

Landscaping comments were addressed. Staff stated street buffers and interior landscaping appeared to comply with the landscape and buffer ordinance requirements. Staff stated an automatic irrigation system to water landscaped areas was required. Staff stated a landscape plan stamped with the seal of a registered landscape architect was required at the time of building permit request.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the site plan raised at the July 20, 2016, Subdivision Committee meeting. The applicant has indicated the proposed signage plan, indicated the placement of perimeter fencing and provided a note on the site plan states there will be no display of vehicles within the landscape area of the site but there will likely be parking of vehicles on the paved surfaces within the first 20-feet of the front yard setback. This parking of vehicles will be placed 15-feet from the property line which matches the automobile display area on the site located to the north.

The request is to rezone the site from PD-C and O-3, General Office District to PCD to allow a phased development of the site. The intended use of the site is automobile sales with related automobile sales activities including a sales office and parking for new and used inventory. The new development will occur in three (3) phases. The first phase of the development plan is to construct paving for automobile display in the northwest portion of the property, adjacent to the existing Subaru and Acura automobile dealerships. The second phase of the development plan will include construction of a new automobile sales building and additional paving. The third phase includes the final area for vehicle display on the southern tip of the property. The applicant has indicated this area may be developed with a use other than vehicle display. If this is the case the applicant will seek review and approval of a site plan prior to development.

The applicant has indicated a single building 60-feet by 90-feet (5,400 square feet) will be constructed as the sales office. The maximum building height proposed is 35-feet. The plan indicates the placement of a ground sign along David O Dodd Road and along Lawson Road. The plan also includes the placement of a ground sign at the intersection of Lawson Cut-off and Lawson Road. The signs are

proposed with a maximum height of 36-feet and a maximum sign area of 160 square feet. Building signage is proposed on the front façade along David O Dodd Road (south) and on the façade with frontage on Lawson Cut-off Road (west). Building signage is also proposed on the eastern façade of the building. The placement of this sign location is proposed as wall signage without public street frontage limited to a maximum of ten (10) percent of the façade area.

The applicant has indicated the proposed truck route and the areas proposed for unloading of vehicles within the site. No vehicles will be off loaded within the public street or right of way. The applicant has indicated on the plan the turns for the truck route and the maneuverability for a WB-60 vehicle.

The applicant has indicated a site lighting will be low level and directional, directed downward and into the site and shielded to reflect away from residentially zoned or used properties.

The hours of operation are from 7 am to 7 pm Monday through Saturday and from 1:00 pm to 6:00 pm Sunday. The site plan does not include the placement of a dumpster. If a dumpster is proposed in the future the dumpster should be placed to limit any impact on the adjacent residentially zoned and/or used property and screened per the typical ordinance standards. Dumpster service hours should be limited to daylight hours between the hours of 7 am and 6 pm Monday through Friday.

The applicant has indicated right of way per the Master Street Plan will be provided along the abutting streets in the first phase of the development. The street improvements will be phased with the development of the site. The request includes the postponement of the required street improvements for the Phase III area. The applicant has indicated this area will be created as a separate lot and the street improvements will be deferred until the final platting of this lot. Staff is not supportive of allowing the improvements of this area/lot until the final phase of the development.

Staff is supportive of the applicant's request to rezone the site from PD-C and O-3, General Office District to PCD, Planned Commercial Development, to allow the development of this site with an automobile sales business. The plan as presented appears to comply with the minimum standards of the landscape and buffer ordinances and the applicant has provided on the site plan areas for off-loading of vehicles on the site which does not include the use of the public right of way. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development plan as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

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

Staff recommends the street improvements located adjacent to the final phase of this development be completed with the third phase of this development.

PLANNING COMMISSION ACTION:

(AUGUST 11, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the street improvements to the abutting streets be completed with the second phase of this development. Staff stated the driveway onto David O Dodd Road was to be constructed as a temporary drive with entry only access. Staff stated with the boundary street improvements the temporary drive would be removed and a new permanent drive constructed located to align with the drive located to the south across David O Dodd Road serving the existing nursing home. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.