

FILE NO.: Z-6488-A

NAME: KLR Properties Short-form PCD

LOCATION: Located at 12400 Cantrell Road

DEVELOPER:

KRL Properties
P.O. Box 21051
Little Rock, AR 72221

SURVEYOR:

Marlar Engineering Co.
5318 John F. Kennedy Boulevard
North Little Rock, AR 72116

ENGINEER:

Lewis Architects Engineers
11225 Huron Lane, Suite 104
Little Rock, AR 72211

AREA: 2.97 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1 – River Mountain

CENSUS TRACT: 42.05

CURRENT ZONING: O-3, General Office District

ALLOWED USES: Office

PROPOSED ZONING: PCD

PROPOSED USE: O-3, General Office District uses, Health studio and spa and Florist shop

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from O-3, General Office District to PCD, Planned Commercial Development, to allow the development of the site with a new multi-tenant building containing 14,000 square feet of floor area. The applicant has indicated the facility will house the following uses:

- 6,000 square feet: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square feet of mezzanine space.
- 4,000 square feet: Silks A Bloom, permanent botanicals and creative arrangements (Florist shop).
- 2,000 square feet: River City General Contractors, Inc. (General and professional office).
- 2,000 square feet: Shelled area (General and professional office).

Access to the site is proposed from a shared drive with the adjacent property to the west. Parking is located in the front and rear of the proposed facility. Parking, sidewalks, dumpster pad with enclosure are noted on the site plan.

B. EXISTING CONDITIONS:

The site is a wooded site located on the north side of Cantrell Road, Highway 10, just west of the Pleasant Ridge Shopping Center. The property is zoned O-3, General Office District and is indicated as Transition on the Future Land Use Plan. The site shares a drive with the property to the west which is developed with an office building, Moore Mortgage Company. The Walton Heights Subdivision is located to the north of this site. There is an Entergy Utility Substation located to the east of the site and a church, St. Michael's Episcopal, is located to the south of this site.

Cantrell Road is a four (4) lane road with a center turn lane. There are no sidewalks in place along this property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, the Piedmont Property Owners Association and the Walton Heights-Candlewood Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Cantrell Road in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan.
2. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
3. A grading permit in accordance with Section 29-186 (c) and (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. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
5. 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 owner.
6. 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.
7. The existing driveway or access easement is not located within the access easement shown on the survey.
8. Retaining walls designed to exceed 15 feet in height are required to seek a variance for construction. Provide proposed wall elevations.
9. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this project.

Entergy: Entergy does not object to this proposal. A three phase power line exists on the south side of Cantrell Road in front of this development. There do not appear to be any existing conflicts with existing facilities. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) 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. 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.
3. 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.
4. 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.
5. 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.
6. 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:

1. 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 (Jason Lowder 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.

Rock Region Metro: Location is currently served by METRO on Route 25 Pinnacle Mountain. We have no objection to planned zoning change. Provide pedestrian access from the transit route in your final site design plans.

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 River Mountain Planning District. The Land Use Plan shows Transition (T) for this property. Transition is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The applicant has applied for a rezoning from O-3 (General Office District) to PCD (Planned Commercial District) to allow the construction of a new building containing office, health studio and a florist shop. This request is within the Highway 10 Design Overlay District.

Master Street Plan: To the south of the property is Cantrell Road, and it is shown as principal arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along Highway 10. A Bike Path is to be a paved path physically separate for the use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Highway 10 Design Overlay District.
2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty

- (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area.
3. 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 properties to the north and east are zoned R-2, Single-family. 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. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the City, Section 15-81.
 4. Requirements for landscaping in land use buffers shall be the same as perimeter landscaping. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of land use buffer.
 5. 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.
 6. 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.
 7. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
 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. SUBDIVISION COMMITTEE COMMENT: (August 31, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the site was located within the Highway 10 Design Overlay District which had specific development criteria related to setbacks, landscaped areas and signage. Staff requested the applicant provide the proposed signage plan. Staff also requested the applicant identify any areas of outdoor activities related to the proposed cross fit user. Staff stated berming along Cantrell Road was

encouraged. Staff questioned the days and hours of operation for the users of the development.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing or grading activities at the site. Staff requested the applicant provide a sketch grading and drainage plan. Staff stated the City's Stormwater Detention Ordinance would apply to the development to the site. Staff stated retaining wall design which exceeded 15-feet in height required a variance from the City's Land Alteration Ordinance.

Landscaping comments were addressed. Staff stated the Highway 10 Design Overlay District required the placement of a 40-foot landscape buffer along the Cantrell Road frontage. Staff stated a land use buffer was required along the northern and eastern perimeters where adjacent to residentially zoned property. Staff stated a minimum of 70-percent of the land use buffer was to remain undisturbed. Staff stated screening was also required along the northern and eastern perimeters. Staff stated an irrigation system was required to water landscaped areas per the Highway 10 Design Overlay District.

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 and cover letter to staff addressing the comments raised at the August 31, 2016, Subdivision Committee meeting. The applicant has provided the areas of outdoor activities and indicated the days and hours of operation. The request includes a waiver of the required land use buffer along the eastern perimeter, adjacent to the Entergy Electrical Substation. The applicant has indicated all outdoor activity associated with the cross fit portion of the development will take place behind the building.

The applicant is requesting a rezoning from O-3, General Office District to PCD, Planned Commercial Development, to allow the development of the site with a new multi-tenant building containing 14,000 square feet of floor area. The applicant has indicated the facility will house 6,000 square feet as a personal training business (health studio and spa). This tenant will also utilize 1,600 square feet of a proposed mezzanine space. The site plan indicates 4,000 square feet of retail space for a florist shop. The plan includes 2,000 square feet of office space for a general and professional office user and 2,000 square feet of space for a future quiet office user.

Access to the site is proposed from a shared drive with the adjacent property to the west. Parking is located in the front and rear of the proposed facility. The plan indicates the placement of 30 parking spaces in front of the building and an additional 24 parking spaces behind the building. Parking for the health studio

portion of the development would typically be thirty (30) parking spaces. The commercial portion of the development would typically require thirteen (13) parking spaces and ten (10) spaces to serve the office portion of the development. The plan includes the placement of 54 parking spaces which should be adequate to serve the development.

Signage is proposed to comply with the typical signage allowed within the Highway 10 Design Overlay District. The plan indicates the placement of a ground sign six (6) feet in height and 72 square feet in area. The sign will be located within the landscape area along Cantrell Road. Building signage will be limited to signage on the front façade, abutting Cantrell Road. The sign area will be limited to ten (10) percent of the building façade area along Cantrell Road.

The hours of operation for the cross fit portion of the development are Monday through Friday from 5:00 am to 10:30 am and from 4:00 pm to 6:30 pm. There are 40 clients to be served in sessions per day. There are five (5) trainers associated with the business. The hours of operation for the remaining portion of the development, the commercial and office, are from 7:00 am to 8:00 pm seven (7) days per week.

The plan indicates the placement of a dumpster on the site plan. The dumpster will be located within the rear parking area. The dumpster will be fully screened per typical ordinance requirements (Section 36-523). The hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

The property is located within the Highway 10 DOD which has specific development criteria related to setbacks, parcel size and landscaped areas. The minimum lot size for a development per the Overlay is 2.0-acres with a single building to be located on 2-acres. The property contains 2.97-acres and is proposed to be developed with a single building.

The front yard building setback per the Overlay is 100-feet. The rear yard building setback is to be 40-feet and side yard building setbacks are to be 30-feet. The plan as presented more than adequately provides the typically required building setbacks to comply with the Overlay.

The front landscape strip is to be a minimum of 40-feet. The perimeter landscape strips are to be 25-feet. The plan indicates landscaped areas which comply with the typical Overlay standards. The western perimeter is a shared access easement with the adjacent property. Landscaping along this perimeter is not required due to the access easement. Landscaped areas are to have water sprinkler systems.

The front yard landscape area is to include organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of 42-inches above the elevation of the adjacent street. The applicant has indicated

berms will be considered at the time of development of the site. Based on the elevation and grade of the site berming will potentially not provide the desired screening of the parking areas. Staff will work with the developer at the time of building permit to achieve the best screening of the site in compliance with the Overlay.

Parking lot lighting is to be designed and located in such manner so as not to disturb the scenic appearance preserved in the corridor. Lighting should be directed to the parking areas and not reflected into the adjacent neighborhoods.

The request includes a waiver of the land use buffer along the eastern perimeter of the site adjacent to the Entergy Electrical Substation. The zoning ordinance requires land use buffer when an adjacent property has a dissimilar use of a more restrictive nature. The property to the east is zoned R-2, Single-family but is not nor will the property be a residential use. The ordinance states a minimum of seventy (70) percent of the buffer area is to remain undisturbed. The site plan indicates the proper width of the buffer in this area but the applicant is requesting a reduction in the undisturbed area to allow grading and allow the placement of a drive accessing the rear parking area along the eastern side of the building.

Staff is supportive of the applicant's request. Staff feels the development and the use mix as proposed by the applicant is appropriate.

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 approval of the variance request to allow a reduction in the land use buffer along the eastern perimeter of the site abutting the Entergy Electrical Substation.

PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 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 of approval of the variance request to allow a reduction in the land use buffer along the eastern perimeter of the site abutting the Entergy Electrical Substation. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.