

FILE NO.: Z-9161

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NAME: Auto Zone Short-form PCD

LOCATION: Located at 9201 Stagecoach Road

DEVELOPER:

Auto Zone Parts. Inc.  
123 S. Front Street  
Memphis, TN 38103

SURVEYOR:

Johnny Tweedle  
Harbor Environmental  
8114 Cantrell Road  
Little Rock, AR 72227

ENGINEER:

CEI Engineering  
Jacob Shy, Project Manager  
3108 SW Regency Parkway, Suite 2  
Bentonville, AR 72712

AREA: 2.42 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: Auto parts and accessories and C-3, General Commercial District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of this 2.62-acre tract with a 7,382 square foot building and 44 parking spaces for an auto parts and accessory store. The applicant is also requesting the allowance of C-3, General Commercial District uses as allowable alternate uses for the site.

B. EXISTING CONDITIONS:

The property contains a single-family home. North of the site is a Dollar General Store and south of the site is Downhome Restaurant and Catering. Across Stagecoach Road are single-family homes. Also across Stagecoach is the Stagecoach Village Subdivision. Stagecoach Road is constructed as a four (4) lane street with curb and gutter. There are no sidewalks in place along this property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, the Otter Creek Property Owners Association, the Bentley Court Property Owners Association, the Chateaus on Stagecoach Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Stagecoach Road in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan.
2. 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.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
4. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
5. Provide existing topographic information at maximum five-foot contour interval. Show the limits of the 100-year floodway and floodplain.
6. The minimum Finish Floor elevation of at least 1 foot above the base flood elevation is required to be shown on plat and grading plans.

7. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
8. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
9. 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 local Property Owners Association.
10. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A three phase power line exists on the east side of Stagecoach 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 23 Baseline/ Southwest. The route is an important pipeline for residents of Southwest to jobs. Provide sidewalks along Stagecoach Road to give pedestrian access for the transit route. Refer to AHTD's standard sidewalk design for development along highway 5, Stagecoach Road. Provide a pedestrian path through the parking to the front door of the retail store.

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](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Mixed Use (MX) for this property. 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 applicant has applied for a rezoning from R-2 (Single-family) to PCD (Planned Commercial Development) to allow the development of a new auto parts store.

Master Street Plan: To the west of the property is Stagecoach Road and it is a Minor Arterial 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. 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. This Bike Lane provides 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. 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 property to the east is zoned R-2. 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.
3. 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.
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. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. 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.
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. 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.
8. An irrigation system 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: (August 31, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested information concerning the proposed signage plan, any proposed fencing, the proposed building materials and the days and hours of operation. Staff also questioned the proposed hours of dumpster service.

Public Works comments were addressed. Staff stated sidewalks were required along Stagecoach Road per the Master Street Plan. Staff stated a grading permit was required prior to any land clearing or grading on the site. Staff requested the applicant provide the topographic information at maximum five (5) foot contour intervals. Staff requested the applicant provide the limits of the 100-year floodway and floodplain on the site plan. Staff stated the finish floor elevation of at least one (1) foot above the base flood elevation was to be shown on the site plan and the grading plans.

Landscaping comments were addressed. Staff stated a land use buffer was required along the eastern perimeter where adjacent to the residentially zoned property. Staff stated a perimeter planting strip was required along any side of a vehicular use area that abutted adjoining property or the street right of way. Staff stated screening of the vehicular use area was required from the adjoining street. Staff stated a minimum of eight (8) percent of the vehicular use areas was to be designated as green space and landscaped accordingly.

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 most of the technical issues associated with the request. The applicant has provided the proposed signage plan, the location and materials of any proposed fencing and the proposed building materials. The applicant has also indicated the days and hours of operation for the business and the hours of dumpster service.

The applicant is requesting a rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of this 2.62-acre tract with a 7,382 square foot building and 44 parking spaces for an auto parts and accessory store. The applicant is also requesting the allowance of C-3, General Commercial District uses as allowable alternate uses for the site. The site plan notes the maximum building height proposed is 19-feet.

The applicant has indicated there will be a dumpster located on the site. The hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday. The dumpster will be located behind the building and will be fully screened as per typical ordinance standards as per Section 36-523 of the Little Rock Code of Ordinances. The store hours are from 8 am to 9 pm Monday through Saturday and from 10 am to 7 pm on Sunday.

The site plan indicates the placement of a 7,382 square foot building and 44 parking spaces. Parking based on a commercial use per the zoning ordinance (Section 36-501) typically requires the placement of one (1) parking space per 300 gross square feet of floor area. Based on the typical standards a total of 24 parking spaces would typically be required. The parking indicated is more than adequate to serve the currently proposed development. Any future uses of the building must not generate a parking requirement exceeding 44 parking spaces.

The applicant has indicated wall signage on the front façade (western façade) and on the northern façade of the building. The signage located on the northern façade is located without public street frontage. The front sign is indicated 37-feet 3 ¾-inches and 24-inches in height. The northern wall sign is indicated with a height of 24-inches and a width of 22-feet 2 ¼-inches in width. The plan indicates the placement of a ground sign within the front landscaped area not to exceed 36-feet in height and 160 square feet in area.

The applicant notes all site lighting will be low level and directional, directed downward and into the site. LED lighting will be used to light the parking lot areas. The maximum pole height is indicated at 28-feet.

The plan notes 6.47 percent of the site is covered with building. 20.11 percent of the site is indicated with impervious area and 73.36 percent of the site is landscaped or green space. The plan indicates a 25-foot access easement along the floodway. The floodplain extends further west than is shown on the site plan. An elevation certificate will be required on the finished floor of the new structure prior to the issuance of the final certificate of occupancy. The applicant is reviewing their options for dedicating the floodway to the City. Should the applicant desire to retain the floodway area, the area will be designated as OS, Open Space on the site plan.

Auto Zone proposes complementary installation of batteries, windshield wiper blades and other minor automotive accessories or complimentary additions. Staff has a concern with the potential for auto repair within the parking lot. Staff feels there should be a strict limitation on the level of activity that can occur outside of the building. Staff feels signs should be posted clearly stating that no vehicle repair work or service is to be performed on the site, other than the minor parts installation performed by Auto Zone employees. Staff also feels it is important for the site to be cleaned each day. The applicant has agreed to these conditions.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning to allow the construction of an auto parts and accessory store on the site. In addition the applicant is seeking the allowance of C-3, General Commercial District uses as allowable alternate future uses of the site. The Future Land Use plan indicates the site as MX, Mixed Use, which allows for commercial uses to occur. There are commercial uses located immediately to the north and south of this site. Staff feels the development 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 following additional conditions also be included:

- a. There is to be no outside storage of merchandise or parts.
- b. The limited installation of vehicle parts is to be restricted to employees of the business.
- c. Signs are to be posted on each façade of the building, which clearly state that, no vehicle repair work or service is to be performed on the site other than the limited parts installation, which is performed by the businesses employees.
- d. The site is to be cleaned on a daily basis.



- e. The floodplain extends further west than is shown on the site plan. An elevation certificate will be required on the finished floor of the new structure prior to the issuance of the final certificate of occupancy.
  - f. Any future uses of the property must not generate a parking requirement exceeding 44 parking spaces.
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PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 2016)

The applicant was present. There were no registered objectors present. Staff stated in addition to the rezoning request the applicant was seeking approval of a two (2) lot plat to allow the floodway as a separate parcel which will be dedicated to the City. Staff stated they were supportive of the request and presented 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 following additional conditions also be included in the approval of the PCD zoning:

- a. There is to be no outside storage of merchandise or parts.
- b. The limited installation of vehicle parts is to be restricted to employees of the business.
- c. Signs were to be posted on each façade of the building, which clearly state that, no vehicle repair work or service was to be performed on the site other than the limited parts installation, which was performed by the businesses employees.
- d. The site was to be cleaned on a daily basis.
- e. The floodplain extends further west than is shown on the site plan. An elevation certificate would be required on the finished floor of the new structure prior to the issuance of the final certificate of occupancy.
- f. Any future uses of the property must not generate a parking requirement exceeding 44 parking spaces.

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.