

FILE NO.: Z-4441-A

NAME: Student Housing Campus, Washington Barber College, Short-form PCD

LOCATION: Located at 6400 Lancaster Road

DEVELOPER:

Arlo Washington
c/o Kwendeche, AIA
2124 Rice Street
Little Rock, AR 72202

SURVEYOR:

Harbor
8114 Cantrell Road, Suite 350
Little Rock, AR 72227

AREA: 0.688 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 13 – 65th Street East CENSUS TRACT: 20.02

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family

PROPOSED ZONING: PCD

PROPOSED USE: Student Housing associated with Washington Barber College

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

According to the applicant the successful growth of Washington Barber College has hastened the need to provide student housing for current and future students who reside outside the Central Arkansas area. Their daily trips from distant cities has been a challenge and with the introduction of on-campus housing, those challenges will be greatly minimized. The owner of the Washington Barber College has a vision to create a unique housing campus adjacent to the institution which involves the primary use of the re-purposed shipping containers

as the enclosure for crafting 24-bedroom units within several triple stacked containers. The planned new facility is restricted only to students enrolled in the Washington Barber College.

The juxtaposition of the shipping containers will allow for an inviting open space and vivid view through well placed large window openings and balconies. An external stairway and connecting corridors will allow great interaction between the students while expediting vertical and horizontal circulation requirements between the units.

The living units will be 'dormitory style', with twin beds, storage closet, and study desk. A toilet and shower room will be centrally located to accommodate several of the dormitory rooms. As well, there is an intent to create common areas to allow interaction between the students, including an adjacent dual station hair salon lab/barber chair room for after-hours student practice. Within the administrative units, a child daycare center, solely for the student parents enrolled in the college, is proposed. The daycare center is proposed with staff to accommodate 15 children. Drop off and pick up of the children will be from the administrative unit's front entry only.

A centrally located cafeteria/café, also crafted from shipping containers, will provide three (3) meals/day for the students and staff of the college. Off-street staff/visitor parking will be provided on the Lancaster Road entry, whereas student resident parking will utilize the existing parking lot for the college. The frontage along Lancaster Road intends to blend with the residential character of the existing street, including the use of landscaped screening and wrought iron/chain link fencing surrounding the site.

The living space will be a relaxed, college-like atmosphere with environmental – friendly finishing materials and a contemporary mixture of furniture and accessories while meeting current day building/fire codes and standards regulated by the City of Little Rock. The external finishing will allow greater exposure to the original shipping container façade with uniform colors and functional features. Much of the remaining site will be outdoor open space for passive activities, and a new deck will link the housing units to allow outdoor communal activities and study sessions. Approximately fourteen (14) 40-foot re-purposed shipping containers with over 4,500 square feet of usable floor area will accommodate the overall design intent for the project.

B. EXISTING CONDITIONS:

The site contained a single-family home but a demolition permit was issued for the removal of the home in June 2016. There is an occupied single-family home located immediately to the north of this site. The property to the south is zoned C-3, General Commercial District and contains a Family Dollar store. Washington Barber College, the intended users of the proposed student housing, is also located along 65th Street. The college is on property zoned C-3, General

Commercial District. The parking lot serving the Barber College is zoned I-2, Light Industrial District and is along this sites western boundary. Other uses and zoning in the area include property zoned C-4, Open Display District, C-3, General Commercial District and PID, Planned Industrial Development, all of which are being used for commercial and industrial activities.

Lancaster Road adjacent to this site is constructed as a residential street. There is a sidewalk located along the frontage of this property. The street was constructed with curb and gutter.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site and the Wakefield Neighborhood Association, the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Lancaster Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
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 will not apply to the proposed development since the site is smaller than one (1) acre.
6. The driveway should be constructed at a 90 degree angle with the street.
7. Provide location of call box for gate. The call box must be located at least 30 feet from the street curb. An area should be provided for a SU-30 vehicle to turn around within the property to prevent backing into the public street.
8. 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.
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 main extension required with easements if new sewer service is required for this project. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing power line exists on the west side of Lancaster Road in front of this property which does not appear to be in conflict with the proposed development. However, the type of structures being proposed for the site are not “normal” construction and will require discussion and agreement about how electrical service can safely be provided to the modules/containers. Contact Entergy in advance to discuss future service requirements and new facilities locations as this project proceeds.

Centerpoint Energy: No comment.

AT & T: No comment.

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. 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.
2. 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:
 - a. Minimum gate width shall be 20 feet.
 - b. Gates shall be of swinging or sliding type.
 - c. Construction of gates shall be of material that allow manual operation by one person.
 - d. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
 - e. 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.
 - f. 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.
 - g. Locking device specifications shall be submitted for approval by the fire code official
 - h. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - i. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
3. 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 15- 65th St and will be served on proposed Route 22 University Ave. Consider pedestrian access for both the college building and Lancaster Road. The plan does not show a man gate to the sidewalk on Lancaster Road.

F. ISSUES/TECHNICAL/DESIGN:

Little Rock 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 East Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low category provides for single family homes at densities not to exceed six (6) dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PCD (Planned Commercial District) to allow student housing within shipping containers associated with the adjacent barber college.

Master Street Plan: To the east of the property is Lancaster Road and it is a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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.

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 north is 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 purposed, shall be provided within the landscape ordinance of the City, Section 15-81.

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. 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). 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.
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. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
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)

Kwendeche was present representing the request. Staff presented an overview of the item stating there were a few outstanding technical issues associated with the request. Staff requested Kwendeche provide the proposed building elevations, details concerning any proposed fencing, the proposed signage plan and the proposed phasing plan.

Public Works comments were addressed. Staff stated right of way dedication along Lancaster Road to 30-feet from centerline was required. Staff stated prior to construction of retaining walls, an engineer's certification of the design and plans for construction is to be submitted and approved by Public Works. Staff stated an as-built certification was also required for the constructed retaining

wall. Staff requested the applicant provide a sketch grading and drainage plan. Staff stated the driveway should be constructed at a 90-degree angle with the street and the call box for the gate was to be located at least 30-feet from the right of way of the street and a turning radius for a SU-30 vehicle to turnaround without backing into the right of way of Lancaster Road is to be provided.

Landscaping comments were addressed. Staff stated a land use buffer was required along the northern perimeter of the site. Staff stated in addition to the buffer, screening was required along this perimeter as well. Staff stated interior landscaping was required within the proposed paved areas and screening of the parking lot to the street was also required. Staff stated building landscaping was also required adjacent to the buildings and any proposed paved areas.

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 has provided a revised site plan and cover letter addressing most of the technical issues associated with the request raised at the August 31, 2016, Subdivision Committee meeting. The applicant has provided details concerning the proposed fencing, the proposed signage plan and the proposed phasing plan. The applicant indicates the site will be developed in a single phase. The applicant has also worked with Public Works staff concerning the entry gates into the site along Lancaster Road.

The request is to rezone the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the development of the site with student housing to serve Washington Barber College. The development plan includes the use of repurposed shipping containers to serve as the housing, cafeteria and administrative offices. The plan indicates the placement of containers stacked three (3) high for the residential housing portion of the development. The housing is limited to the students of the Washington Barber College. 24 one (1) bedroom units are proposed for the students. The plan indicates nine (9) containers will be used for the student housing (3 set stacked 3 units high for 24 total beds).

The plan indicates the placement of two (2) 40-foot containers for the administrative offices. The containers will be a single stack unit. The applicant has indicated there will be 650 square feet of usable space for the Housing Director's office, security office, public toilets/janitor's closet, laundry facility, game room, computer lab, library and storage. A child care facility is also proposed within this space. The child care center is proposed with staff to accommodate 15 children. Drop off and pick up of the children will be from the administrative unit's front entry only. The child care is limited to the students of Washington Barber College.

A cafeteria/café, also crafted from shipping containers, will provide three (3) meals/day for the students and staff of the college. The cafeteria is proposed as two (2) 40-foot containers with approximately 650 square feet of usable space. The cafeteria is intended to serve the students of the collage as well as the residents within the dormitories. Service access to the cafeteria is from the adjacent parking lot which serves the College.

The plan indicates the placement of nine (9) parking spaces accessed from Lancaster Road. This parking area will serve as the required off-street staff and visitor parking. The development is proposed with a gate along the Lancaster Road frontage. The only access to the proposed staff and visitor parking is from Lancaster Road. The students and residents will utilize the existing parking lot for the College located to the west of the proposed cafeteria.

Parking for a dormitory based on the typical requirements per the zoning ordinance is $\frac{1}{2}$ space per sleeping accommodation. There are 24 sleeping accommodations which would typically require 12 parking spaces. Parking for daycare centers is typically based on one (1) space per administrator, teacher and employee on the largest shift plus (1) space per facility vehicle plus one (1) space per ten (10) persons of licensed capacity. The applicant has indicated there are approximately 60 parking spaces located on the College campus and nine (9) spaces located on the site proposed for development. Staff feels there is adequate parking to serve the proposed uses due to the childcare portion of the development being limited to children of the College students and the cafeteria being used by the students and residents of the College dormitory.

Lancaster Road is proposed with a landscaped screening and wrought iron/chain link fencing with a maximum height of six (6) feet. The northern perimeter will include the placement of a wood fence with a maximum height of six (6) feet to provide the required screening. The applicant has indicated the northern land use buffer will be provided with a width of nine (9) feet. A note on the plan indicates the required 70 percent undisturbed portion of the land use buffer will be maintained. Along a portion of the northern and western perimeters a retaining wall is proposed. The applicant indicates the wall will not encroach into the land use buffer. The wall height will not exceed 15-footin height.

Signage for the residential portion of the development is not proposed. Staff recommends if signage is desired in the future for the residential portion of the development signage be limited to a maximum height of six (6) feet and a maximum sign area of 24 square feet.

The external finishing will allow exposure of the original shipping container façades. The applicant has indicated colors to complement the area and the adjacent neighborhood. A large portion of the site will be outdoor open space for passive activities. A new deck will link the housing units to allow outdoor communal activities and study sessions.

The plan does not include the placement of a dumpster. The applicant indicates all required dumpster facilities will be located on the adjacent lot of the College. All dumpsters will be screened as required by typical ordinance standards.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to allow the development of dormitory housing for the students of the adjacent barber college. The ancillary uses of the site will be limited to the students of the college. Staff feels the requested rezoning 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.

PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 2016)

The applicant was present. There were 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.

Mr. Arlo Washington addressed the Commission on the merits of the request. He stated the development would offer affordable housing to the students of the barber college. He stated many of the students could not afford to rent an apartment. He stated the dorms would be for the students of the barber college only. He stated there would be stipulations in the lease agreements as to the terms of lease and that each resident was to be a student of the barber college.

Belinda Wilson addressed the Commission in opposition. She stated she was the President of the Wakefield Neighborhood Association. She stated the residents of Lancaster Road were concerned with the placement of student housing in their neighborhood. She stated there were a number of apartment complexes located in the immediate area which could be used as student housing. She stated the Commission recently approved a church on Lancaster which had been a big disruption to the neighborhood. She stated the placement of the student housing would cause congestion and the neighbors did not want to bring this use into their area.

Pam Adcock, President of Southwest Little Rock United for Progress, addressed the Commission in opposition of the request. She stated Southwest United for Progress voted to support the neighborhood in opposing the request. She stated she was concerned the applicant had not met with the neighborhood. She stated the applicant did meet with Southwest United for Progress and presented their plan to the group but the immediate neighborhood was not aware of the development plans. She questioned the look of the development. She wondered if the units would appear as a "train wreck". She stated she had contacted a number of the beauty/barber colleges in the area and

did not find any that offered housing. She stated there were a number of apartments in the area which could be used as housing. She stated there was a large number of rental units in the area and did not feel there was a need for the additional rental units in the area. She stated she felt the developer should use the housing that was already in the neighborhood.

Ms. Pat Gee, Vice President of Southwest United for Progress, spoke in opposition of the request. She stated her concern was how a development three (3) stories in height would impact the adjacent homes. She stated there was a single-family home located immediately to the north of the development. She stated this would have a large impact on the adjacent property. She stated parking was also a concern. She stated the plan included only nine (9) parking spaces, all of which were located on Lancaster Road. She stated she felt the development was out of sync with the neighborhood. She stated the developer had not been in contact with the neighborhood which would be the most impacted. She stated Southwest United for Progress only wanted developments that were the best fit for the neighborhoods.

Mr. Arlo Washington addressed the Commission stating he had sent an e-mail to the area residents with no response. He stated he had also mailed out letters to area residents and still there was no response. He stated a number of his students were from out of town and not familiar with the area. He stated recently there was a murder at one (1) of the complexes on 65th Street. He stated the student housing would be included in their tuition fee. He stated the housing would offer affordable housing for the students of the college. He stated there were no other barber college that offered housing. He stated this would be the first in the nation. He stated there would be access to the units from the existing parking lot associated with the barber college and student traffic would have little impact on the neighborhood.

Kwendeche addressed the Commission stating the units would be attractive and the colors would match the existing barber college building. He stated there were units around town including Whole Foods on Bowman Road and two (2) homes on 21st Street which utilized repurposed shipping containers. He stated the living units would be typical construction. He stated there would be windows placed within the walls of the units, balconies and large areas of open space on the site. He stated the use of repurposed shipping containers was not a new concept but was a new concept to Little Rock. He stated regardless of the construction, wood frame or the shipping containers, the student housing was important to the students of the college. He stated the repurposed shipping containers was a way for Little Rock to take a leap forward.

There was a general discussion by the Commission concerning the use of the shipping containers, the placement of the containers, the land area to be covered with structures. It was noted there were a number of uses for repurposed shipping containers including the use as storm shelters. The Commission noted based on the elevations provided the proposed development was attractive.

Commissioner Laha noted there was adequate housing in the area. Commissioner Bubbus stated he felt that if the fee was not included in the student's tuition then the student's financial aid would pay for off campus housing. It was noted the developer should meet with the neighborhood to discuss their plans to see if the applicant could gain support. Which the developer stated all efforts would be made to meet with the neighborhoods before the Board of Directors meeting.

A motion was made to approve the request as recommended by staff. The motion carried by a vote of 9 ayes, 1 noes, 0 absent and 1 open position.