

FILE NO.: Z-4933-J

NAME: Splash Carwash & Oil Change-Revised PCD

LOCATION: 15707 Chenal Parkway

DEVELOPER:

Bradford Gaines, PLA
Collier International
1 Allied Drive #1500
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Tierpoint Hosted Solutions, LLC (George Dunklin Jr, Managing Partner)

SURVEYOR/ENGINEER:

Phillip Lewis Engineering, Inc.
23260 Interstate 30
Bryant, AR 72022

AREA: 3.03 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.18

CURRENT ZONING: PCD, Planned Commercial Development

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On December 10, 2010, the Planning Commission voted 9 ayes, 0 noes, 0 absent, and 2 open positions to recommend approval of the request to revise current PCD Planned Commercial Development. On January 18, 2011, the Board of Directors adopted Ordinance No. 20,383 revising the previously approved Planned Commercial Development as recommended by the Planning Commission.

The approval allowed the creation of three (3) lots within the existing parcel and established the allowed uses for Amusement, Commercial and the permitted uses within the C-3 zoning district. The subject property contained 3.03 acres, which was the result of combining Lots 1B and 1C. The Altitude Trampoline Park commercial development contained a 35,705 square foot facility existing on Lot 1B.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise the existing PCD Planned Commercial Development to redevelop the property for a carwash and oil change complex. The proposed plan entails converting the former trampoline park into an indoor carwash facility and developing an oil and lube center at the corner of Kanis Road and Wellington Hills Parkway.

As provided by the applicant, "the owner of Splash Carwash has a long track record of owning and operating first class carwash and oil centers across Central Arkansas with the following highlights regarding the proposed plan:

- Two tunnel wash systems inside of the building
- Two detail areas inside of the building
- Indoor vacuum areas for Premier Members
- Convenient outdoor vacuums
- Multiple stacking lanes and kiosks to serve customers and to control traffic flow
- Three-bay Oil-Lube Facility
- Modern Architectural Styling

The new carwash and oil center will create 40 new jobs for Little Rock. The facility's operating hours will be 8:00 am to 9:00 pm, Monday through Sunday. During all hours of operations, there will be staff at the facility."

B. EXISTING CONDITIONS:

The site is the former Altitude Trampoline Park. To the east of the property is Wellington Hills Road and across the right-of-way is Kum & Go Gas Station currently zoned PCD, Planned Commercial Development. Chenal Parkway is constructed to the Master Street Plan standard with a sidewalk located along the property. South of the site across Kanis Road are several properties currently zoned PCD, Planned Commercial Development. To the north of the site are the following Planned Commercial Developments: Walgreens, Arby's, and Christian Brothers Automotive Repairs. Other surrounding uses in the area include commercial and office uses.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site; and Parkway Place POA, The Villages of Wellington Community Association, Citizens of West Pulaski County Neighborhood Association, and Kanis Creek POA were notified of public hearing.

D. ENGINEERING COMMENTS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way to 45 feet from centerline will be required.
2. Dedication of right-of-way on Kanis Road to the back of the sidewalk will be required.
3. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
4. Damage to public and private property due to hauling operations of construction-related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
5. In accordance with Section 32.8, no obstruction to visibility such as signage shall be located within a triangular area 50 feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersections.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. EAD Analysis Required.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No Comments.

F. BUILDING CODES/LANDSCAPE:

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.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal/Financial Center Design Overlay District.
2. Any new redevelopment or design of existing parking or vehicular use areas are required to meet current zoning and landscape code specifications.
3. 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.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

Any missing plant materials previously used to meet code requirements will need to be replaced. Existing plant materials can be used to meet requirements if noted to remain on the site plan and protected during construction. A landscape plan indicating existing and proposed plant materials will be required before a building permit can be issued.

5. All ground or roof mounted mechanical systems shall be screened from abutting properties and streets. Any trash receptacles or pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Screen shall exceed the height of the dumpster or trash containment areas by at least two (2) feet no to exceed eight (8) feet total height.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit towards fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Commercial (C) for the requested area. Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to a revision to an existing PCD (Planned Commercial Development) District to allow the development of a carwash and oil change facility. The site is within the Chenal Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the east, west and north. Park/Open Space is shown to the south across Kanis Road. Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land (Rock Creek).

Master Street Plan:

To the north is Chenal Parkway and it is shown as a Principal Arterial on the Master Street Plan. To the east is Wellington Hills Road and south is Kanis Road; they are both shown as Minor 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 Chenal Parkway since it is a Principal Arterial. 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 Wellington Hills Road and Kanis Road since they both are a Minor Arterial. These streets 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 is shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

ANALYSIS:

The applicant proposes to revise the existing PCD Planned Commercial Development zoning for the property at 15707 Chenal Parkway. The property is located at southwest corner of Chenal Parkway and Wellington Hills Road. Kanis Road is located along the south property line. The existing building was previously approved for use as a trampoline park, with C-3 permitted uses as alternate uses. The site is located within the Chenal/Financial Center Design Overlay District.

The applicant proposes to redevelop the property as a carwash and oil change complex. The existing building will be utilized as a two (2) tunnel carwash system, a two (2) lane detail area, indoor vacuum spaces, customer waiting area and office space. Access to the tunnel carwash and detail areas will be at the southwest corner of the building. Access to the indoor vacuum spaces will be at the northeast corner of the building. Outdoor vacuum areas will be located within the existing paved parking area on the north side of the building. The applicant notes that the existing building will be remodeled with “modern architectural styling.”

The applicant is also proposing to construct a 2,005 square foot building within the south one-quarter of the property to serve as an oil change facility. The applicant is proposing to subdivide the property in order to have the oil change facility on a separate lot. The oil change building will be a three (3) bay facility.

Access to the carwash and oil change facilities will be via an existing driveway from Wellington Hills Road, within the south half of the property. There will be three (3) drive lanes, widening to four (4) pay kiosks, for the tunnel carwash. A driveway from the main drive will access the three (3) bay oil change building. Cross-access will exist between the carwash and oil change facilities. There is also existing cross-access between this property and the property immediately to the west. Adequate parking exists on the site to serve the proposed use.

The applicant is proposing two (2) dumpsters on the site; one (1) each for the carwash and oil change facilities. The dumpsters will be located within the rear (south) portion of the site. Section 36-523(d) of the City’s Zoning Ordinance requires that dumpster areas be screened by an opaque fence or wall which exceeds the height of the dumpster by at least two (2) feet, not to exceed eight (8) feet in total height.

The applicant is also proposing several new exterior light poles throughout the site. Section 36-349 (d) (2) of the code requires the following for lighting/utilities within the Chenal/Financial Center Design Overlay District:

- “(2) *Lighting and utilities.* Parking lot lighting shall be designed and located in such a manner so as not to disturb the scenic appearance of the corridor. Lighting will be directed to the parking areas and not reflected to adjacent parcels. All lighting and other utilities on lots

adjacent to Chenal/Financial Center Parkway which are located in front of the rear line of the building, or in front of the rear line of the building if such lighting and utilities were constructed prior to building construction, shall be underground. Notwithstanding the foregoing limitation, no overhead utilities shall be constructed within one hundred (100) feet of the Chenal/Financial Center Parkway right-of-way.”

The Chenal/Financial Center Design Overlay District also regulates commercial signage as follows:

- “(1) *Signage*. Signage shall comply with the Little Rock Sign Ordinance, except for ground mounted signs. The maximum size of principal site signs along Chenal/Financial Center Parkway shall be one hundred (100) square feet in area and eight (8) feet in height. Each landowner will be permitted to erect one (1) sign per parcel, except for parcels fronting on two (2) different streets upon which one (1) per street frontage may be erected. The signs will be "monument" type signs.”

The applicant is proposing a new ground-mounted sign along the Chenal Parkway property frontage. The sign will comply with the DOD standards, as it will have a height of eight (8) feet and an area of 96 square feet. There is also an existing monument-style ground sign at the southeast corner of the site. This sign also appears to conform with the DOD standards, and will be on the oil change facility parcel.

To staff's knowledge there are no outstanding issues associated with this application.

Staff is supportive of the requested Revised PCD zoning. Staff views the request as reasonable. The applicant is requesting no variances with the proposed re-development plan. The proposal represents a continuation of the zoning and use pattern along this section of Chenal Parkway. The proposed use will not be out of character with other uses in the area. There are other “C-4” type uses in the area; auto repair, mini-warehouse, carwash, etc. Staff believes that the proposed carwash and oil change facilities will have no adverse impact on the general area and represents a quality re-development plan for this property.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the Staff Analysis, in the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff petition the Commission for a Waiver of Bylaws per Article V. (E)(13) of the Bylaws of Little Rock Planning Commission for the Supplemental Notice of Zoning Site Plan Review and Subdivision Site Plan Review, Article IV (5), which requires the applicant to submit proof that at least a fifteen (15) day-notice of the Commission's hearing has been given to all property owners within two hundred (200) feet of any tract for which an application has been filed. Staff explained that the first notice form had an incorrect date of September 17, 2020. Upon discovery, the applicant sent a 2nd notice registered express next-day mail to all required property owners. Since there were no comments received by staff on the first or second notice, Staff asked the Commission to waive the bylaws and to accept notification as completed by the applicant. Staff supports the Bylaw Waiver.

The applicant stated that he was notified by staff on September 16, 2020 of the incorrect date on the first notice. The following day, the applicant used overnight mail to distribute the revised notice and a letter of explanation to all required property owners. Due to the importance of timing, the applicant asked the Commission to waive the bylaws with consideration of placing the item on the Consent Agenda.

The Commission inquired about the number of votes needed to waive the bylaws. Deputy City Attorney Latimer confirmed a $\frac{3}{4}$ majority vote or six (6) votes. The Commission asked the number of property owners required to be notified. The applicant stated that fourteen (14) property owners were notified and there have been no calls or questions regarding the proposed development.

The Commission inquired the item was placed on a previous meeting agenda or if this was a result of a clerical error. Staff stated that the item's original meeting agenda was cancelled in March 2020 adding that the public notice and legal ad contained the correct information. In addition, the public notice sign was posted by the required date. Commissioner Rahman inquired if the staff received any correspondence regarding the erroneous notice and if there were any person present to object. The staff commented that no call or correspondence has been received. It was also confirmed that no one was registered in attendance.

There was a motion to grant the Waiver of Bylaws and to move the item to the Consent Agenda as requested by staff. The motion was seconded. The vote was 9 ayes, 0 nays and 2 absent.

Once approved for the Consent Agenda, staff presented the item and a recommendation for approval as outlined in the "staff recommendation" above. There was no further discussion. The item was approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.