

FILE NO.: Z-7549-A

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NAME: Car Wash USA Express & Jiffy Lube – PCD

LOCATION: 19410/19420 Cantrell Road

DEVELOPER:

ERB Holdings, LLC  
1704 W Industrial Drive, Suite A  
Rogers, AR 72756

OWNER/AUTHORIZED AGENT:

ERB Holdings, LLC  
1704 W Industrial Drive, Suite A  
Rogers, AR 72756

SURVEYOR/ENGINEER:

Trevor G. Stubbs  
Carter Associates, Inc.  
1708 21<sup>st</sup> Street  
Vero Beach, FL 32960

AREA: 2.2 acres      NUMBER OF LOTS: 2      FT. NEW STREET: 0 LF

WARD: 5      PLANNING DISTRICT: 20      CENSUS TRACT: 42.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

1. Reduced side yard landscape buffer.
2. Reduced lot sizes.
3. Reduced side building setback.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.16-acre property from C-3 to PCD, Planned Commercial Development, to allow the development of a drive-thru carwash and oil change and auto repair. According to the applicant, the property will be re-platted into two (2) lots consisting of approximately 1.08 acres each. The construction will occur simultaneously with "two (2) separate users having cross access." The project will require three (3) variances: a side yard landscape buffer from 25' to 12', lot size reduction to less than two (2) acres, and reduced side building setback.

B. EXISTING CONDITIONS:

The property is located just east of the intersection at Chenal Parkway and Highway 10. The subject lots contain single family residences which are currently unoccupied.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the Aberdeen Court and the DuQuesne Place Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
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. Obtain permits for improvements within State Highway Right-of-Way from AHTD, District VI.
5. 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 an advance grading variance being requested to grade lot 2 with construction on lot 1?
6. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).

7. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer, property owner's association, and/or landowner.
8. If disturbed area is one (1) or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
9. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on an arterial street is 300 feet from intersections and other driveways and 150 feet from side property lines. The lots must share a single driveway access centered on the property line aligned with the Wal-Mart driveway on the southside of Cantrell Road. The width of driveway must not exceed 36 feet. A variance is required for two (2) driveway locations. Staff cannot recommend approval of the east driveway location due to left turn conflicts.
10. The proposed driveway aprons should be constructed to ARDOT standard details.
11. 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 retaining walls.

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: Full Plan Review Required.

Landscape:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. **The Highway 10 Scenic Corridor Overlay District requires a minimum development tract size of not less than two (2) acres.**
3. 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.
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. **The Highway 10 DOD requires rear and side yards to have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line.** One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.

**Rear and side yards are deficient.**

5. 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 west 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. 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.

**Screening, undisturbed buffer, and associated landscape will be required on the west perimeter.**

6. 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.

7. 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.
8. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
9. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
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. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the Pinnacle Planning District. The Land Use Plan shows Commercial (C) for the requested area. The 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 change the property from C-3 (General Commercial District) to PCD (Planned Commercial Development) District to allow for future development. The site is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the east, west and south (across Cantrell Road). Public Institutional (PI) further to the east across the Divide Parkway. Office (O) is shown to the north. The 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. To the east is vacant land zoned C-3 General Commercial, while to the west is a power substation then a small retail center under development. Across Cantrell Road, to the south is a large Walmart Super Center. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This site is the campus of a private K-12 school. The Office category represents services provided directly to consumers (e.g., legal, financial,

medical) as well as general offices which support more basic economic activities. The area currently shown for Office is wooded and undeveloped.

Master Street Plan: To the south is Cantrell Road, it is shown as a 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 since it is a Principal Arterial. 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 is shown along Cantrell Road. 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).

#### H. ANALYSIS

The applicant proposes to rezone the 2.16 acre property located at 19410/19420 Cantrell Road from "C-3" General Commercial District to "PCD" Planned Commercial District. The rezoning is proposed to allow a two (2) lot commercial development consisting of a carwash facility and an oil change/auto repair facility. The property is located on the north side of Cantrell Road, approximately 600 feet east of Chenal Parkway. The property is located within the Highway 10 Design Overlay District.

The property is currently comprised of two (2) lots. The western lot is 0.564 acre in size, and the eastern lot is 1.592 acres. Both lots are currently zoned C-3 and contain single family residential structures.

The applicant proposes to replat the overall property into two (2) lots, with each lot being 1.08 acres in area. The applicant proposes to construct a 4,164 square foot express carwash facility on the western lot and a 4,042 square foot oil change/auto repair facility on the eastern lot. Cross-access will exist between the two (2) lots, within the south half of the overall property. Parking and stacking spaces will be provided on each individual lot. The buildings will be located 100 feet back from the front (south) property line, with a 40 foot landscape buffer within the front yard area, both in compliance with the Highway 10 Design Overlay District standards.

The proposed carwash building on the western lot will be located approximately 18 feet back from the east side property line. Section 36-346 (d) of the City's Zoning Ordinance requires minimum side setbacks of 30 feet for new buildings within the Highway 10 DOD. Therefore, the applicant is requesting a variance from this requirement. Staff supports the proposed setback variance. All other proposed building setbacks conform with the Highway 10 DOD.

Section 36-346 (a) requires a minimum lot size of two (2) acres for property within the Highway 10 DOD. The replat as proposed creates two (2) lots of 1.08 acres each. The applicant is requesting a variance for reduced lot size. Staff reports the requested lot size variance.

Section 36-346 (e) (5) requires a minimum landscape buffer width averaging at least 25 feet along the west perimeter of the western lot, as the property abuts R-2 zoned property. The proposed landscape buffer is 12 feet in width. The applicant is requesting a variance to allow reduced buffer width along the west property line. Staff supports the requested variance, as the property immediately to the west contains an Entergy sub-station.

The applicant is proposing one (1) shared driveway from Cantrell Road to serve the two (2) lot development. The driveway will be located within a 36 foot wide cross access easement. The driveway will align with the existing Wal-mart driveway located on the south side of Cantrell Road. Staff supports the proposed driveway location.

The applicant is proposing 21 parking spaces (at vacuum locations) for the western lot and 14 parking spaces for the eastern lot. Ample stacking spaces are provided on each lot. The west lot will contain two (2) drive lanes leading to the carwash facility and the east lot will contain four (4) bays for oil change and auto service. Staff believes parking will be sufficient to serve the proposed development.

The proposed plan shows two (2) six-foot high monument signs, one (1) for each lot, along the front property line. The west sign is proposed to have an area of 30.56 square feet, with the east sign being 60 square feet. These signs conform with the Highway 10 DOD standards. Wall signage is proposed on the south and west sides of the carwash facility, and the south, west and north sides of the oil change/auto service facility.

There will be a dumpster located on each lot. The applicant notes that the dumpsters will be screened as per ordinance requirements.

The applicant also notes that the site lighting will conform with the Highway 10 DOD standards.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the proposed use of the property as a carwash facility and oil change/auto service facility. Staff believes the proposed uses are reasonable, as the property is currently zoned C-3. The proposed PCD zoning will represent a continuation in the zoning pattern along this section of Cantrell Road. Staff

believes the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(JANUARY 14, 2021)

Matt Sitton was present, representing the application. There was one (1) person registered in opposition. Staff presented the item and a recommendation for approval as outlined in the “staff recommendation” above. The applicant deferred to the registered opposition.

Eugene Pfeifer addressed the Commission in opposition to the application. He briefly expressed his concerns with the proposed use in the current C-3 zoning and the insufficient buffers proposed for the north and east property lines. He also requested a one-month deferral to discuss his concerns with the applicant.

Mr. Sitton addressed the Commission in support of the application. He stated that there had been several attempts to communicate with Mr. Pfeifer regarding easements between the adjoining properties. He also stated that the proposed use is commercial and there are no variance requests for the proposed buffers.

Staff addressed the Commission regarding the permitted uses, the Highway 10 Design Overlay District’s application requirements and the required buffers in the proposed development.

There was a motion to approve the application as recommended by staff. The motion was seconded. The vote was 9 ayes, 2 nays, and 0 absent. The application was approved.