

FILE NO.: Z-6019-G

NAME: Chenal Valley, Tract 13 – (Lot BR-2) – Revised PCD

LOCATION: Southeast corner of St. Vincent Way & LaGrande Avenue

DEVELOPER:

White-Daters & Associates (Agent)
24 Rahling Circle
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Bella Casa, LLC (Owner)
16101 LaGrande Drive
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White-Daters & Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 1.36 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.13

CURRENT ZONING: PCD

BACKGROUND:

On November 15, 2019, the Board of Directors approved a PCD zoning for a four (4) lot development to allow all C-3, General Commercial and O-3, General Office district uses (Ordinance No. 21,797). During the time of the approval, the developer was to submit an application for the development of each individual lot in the future. Since that time only one (1) of the four (4) lots, BR-1AR, Tract 13, has been developed as part of the overall conceptual plan.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the existing PCD to develop the northwestern lot at the intersection of St. Vincent Way and LeGrande Drive, Lot BR-2, Tract 13, Chenal Valley. The subject lot represents the continuation of the development of the overall conceptual plan. All remaining aspects of the previously approved PCD will remain unchanged.

B. EXISTING CONDITIONS:

The adjacent lot, Lot BR-1AR, is currently developed and contains a bank (Arvest) on the northeast corner of St. Vincent Way and Chenal Parkway. The remaining two (2) lots to the south, Lot BR-3 and Lot BR-4, are currently undeveloped. Properties in the general area contain commercial and office zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PUBLIC WORKS):

1. 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.
2. Storm water detention ordinance applies to this property.
3. If the disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
4. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
5. Damage to public and private property due to hauling operations or 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.
6. A grading permit might be required.
7. Mark the stall closest to the crossing from the ROW as van accessible and dimension it as 11ft wide with a min access aisle of 5ft.
8. Note that a dumpster enclosure shall be permitted as a fence permit.
9. Note that if dumpster enclosure is 7ft in height or taller it will require an engineering report, analysis, and calculations.

10. Reduce the drive that connects into the access & utility easement to not exceed the commercial drive width of 36ft. Currently showing greater than max allowed.

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

Little Rock Water Reclamation Authority:

1. Show sewer extension plans.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water services must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 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:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. The construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. 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.
6. 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.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

1. 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 Tim Whitener at 501-371-4875 twhitener@littlerock.gov.

Landscape:

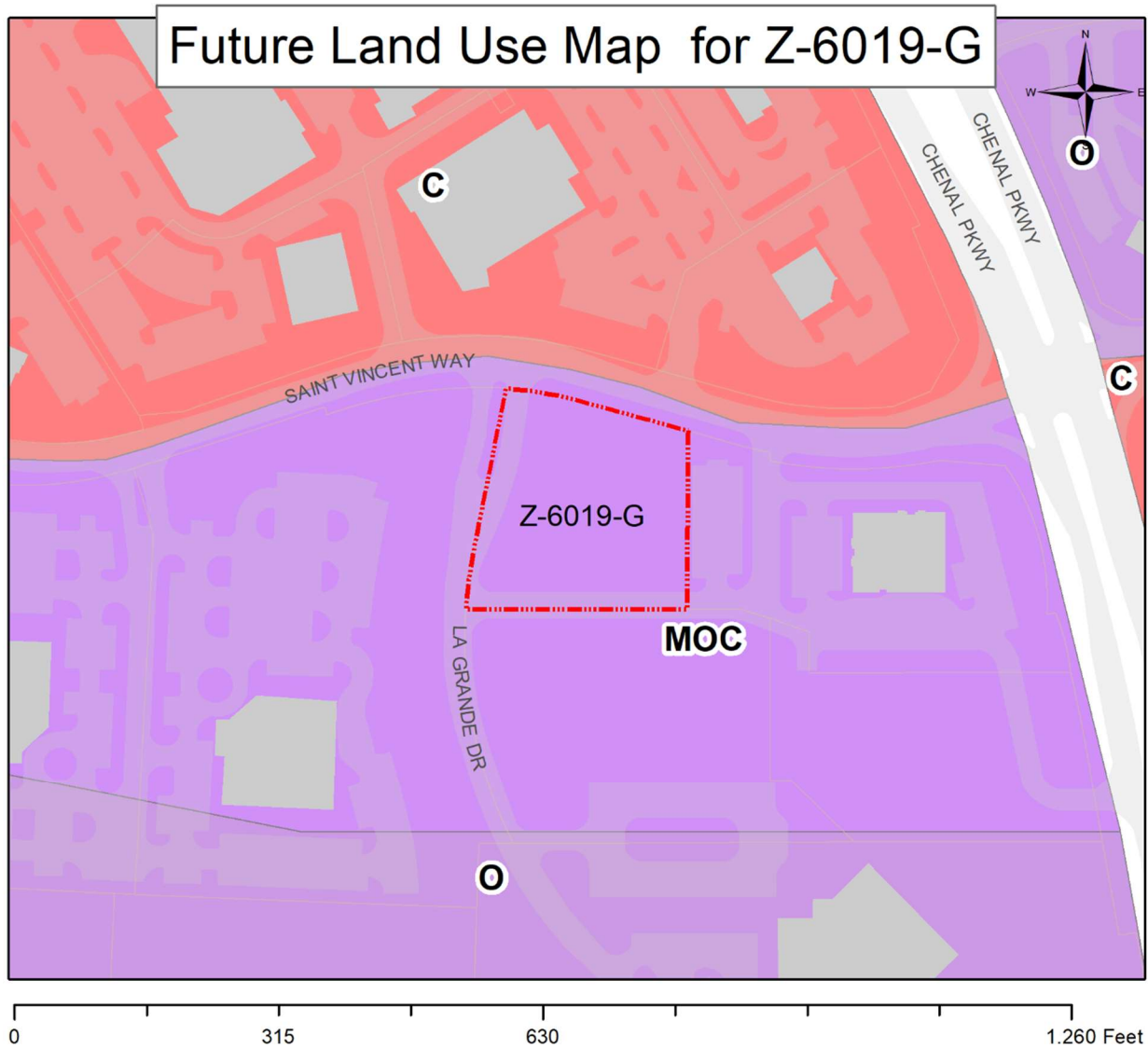
1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING: No comments received.

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) use for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 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 remains less than 6 units per acre. The application is for PD-R approval.



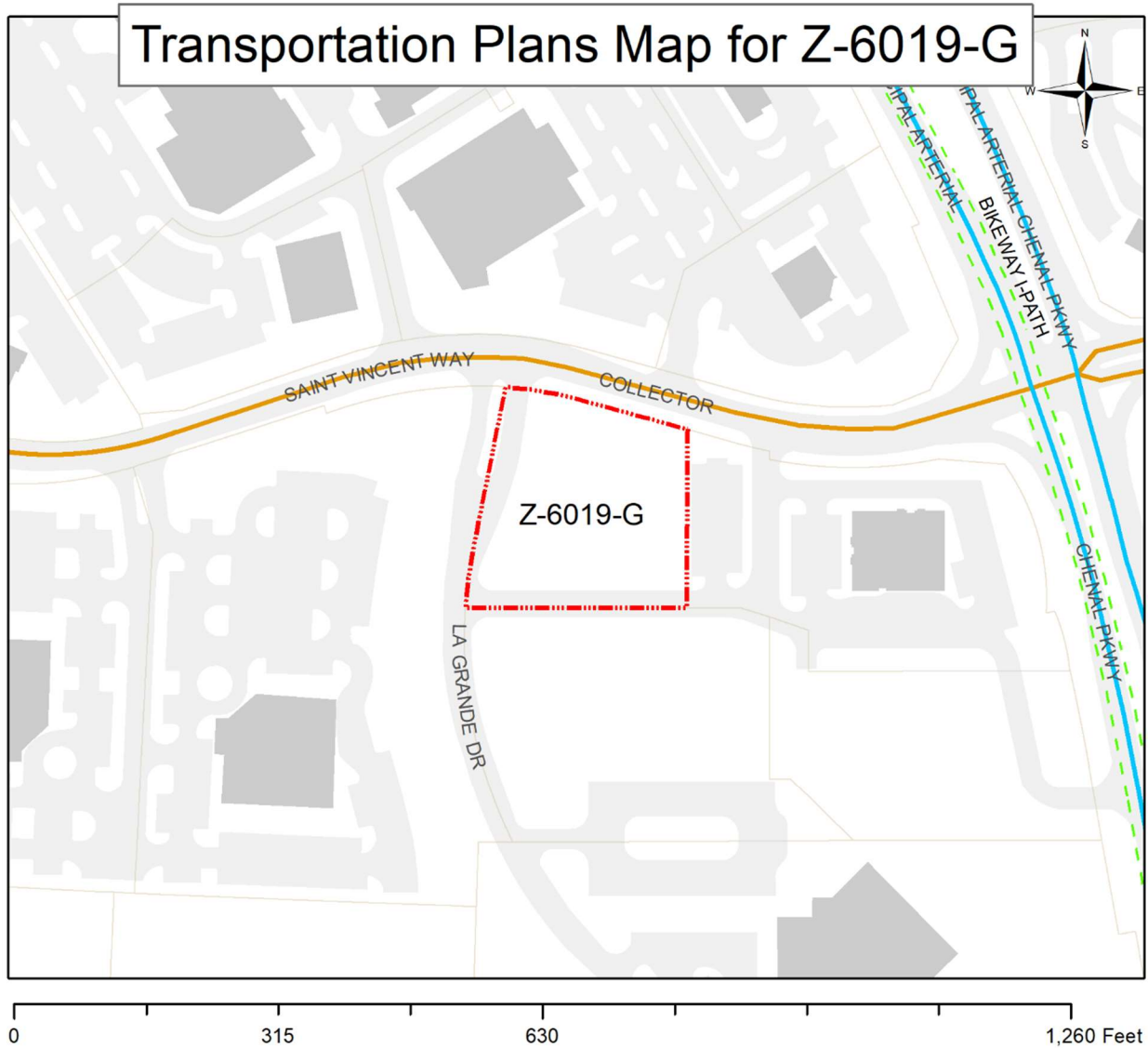
Surrounding the application area on the east and west, south of Saint Vincent Way, are financial and professional offices in a partially developed Mixed Office and Commercial (MOC) use area. To the north, across Saint Vincent Way, is The Promenade at Chenal and westerly are apartments in a Commercial (C) use area.

This site is not located in an Overlay District.

Master Street Plan:

Saint Vincent Way is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard

Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.



Bicycle Plan:

Saint Vincent Way is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to revise the existing PCD to develop the northwestern lot at the intersection of St. Vincent Way and LeGrande Drive, Lot BR-2, Tract 13, Chenal Valley. The subject lot represents the continuation of the development of the overall conceptual plan. All remaining aspects of the previously approved PCD will remain unchanged.

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The lot proposed for development is 1.36 acres in area.

Access to the property is provided by two (2) points of access from LeGrande Avenue. A twenty-four (24) foot wide, right-in-right-out driveway, located at the northwest corner of the property and a thirty-six (36) foot wide shared access easement to the south. The shared access easement runs in an east-west direction through the development.

All of the proposed building setbacks comply with C-3, General Commercial district development criteria of the Code.

The proposed building dimensions are 85'x 58' or 4,930 square feet in area and includes a receiving door near the southwest corner of the building. The proposed building will be thirty-five (35) feet in height.

Typically, Section 36-502 of the City's Zoning Ordinance requires twelve (12) parking spaces for the proposed use. The site plan shows twelve (12) total parking spaces including two (2) ADA parking spaces located on the north side of the building and eleven (11) parking spaces on the east side of the building for a total of twenty-three (23) parking spaces. Staff feels that the parking is sufficient to serve the proposed use.

The hours of operation will be seven (7) days a week from 7am to 6pm.

The site plan shows an existing sign located at the northwest corner of the property. The applicant is proposing a new monument sign to be located at the northeastern corner of the property. Any new signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

A dumpster area is located off the southwest corner of the proposed building. The dumpster area must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

All site lighting must be low-level and directed away from adjacent properties.

Staff feels the proposed use is reasonable. Staff feels that the proposed development of this lot will have no adverse impact on the surrounding properties in the area. The subject property represents the continuation of the development of the overall conceptual plan and is located in an area surrounded by commercial and office zoning and uses.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 10 ayes, 0 nays, and 1 open positions. The application was approved.