

FILE NO.: Z-5703-F

NAME: Lot 1, Colonel Glenn Business Center Short-form PCD

LOCATION: SE corner of Colonel Glenn Road and Shackleford Road

DEVELOPER:

Bluefin Development
610 President Clinton Ave.
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Bluefin Development, owner
Richardson Engineering, authorized agent

SURVEYOR/ENGINEER:

Richardson Engineering
210 West Sevier St.
Benton, AR 72015

AREA: 1.54 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12

CENSUS TRACT: 24.05

CURRENT ZONING: POD, planned office development district

ALLOWED USES: Future Commercial, no plan approved under original PUD zoning

PROPOSED ZONING: PCD, planned commercial development district

PROPOSED USE: Convenience store with gas pumps

VARIANCE/WAIVERS:

1. Reduction in on-site landscaping

BACKGROUND:

On July 20, 2004, the Board of directors adopted Ordinance No. 19,137 establishing a two-lot POD for the 11 +/- acres located at the southeast corner of Col. Glenn and Shackelford. Lot 1 (this subject property) was shown to be set aside for a future commercial development. Lot 2, which encompassed the remainder of the site was to be developed for office/showroom/warehouse uses in multiple buildings. On February 15, 2005 the Board adopted Ordinance No. 19,278 allowing Lot 2 to be developed as three individual lots. Each of the three new lots were approved for office/showroom/warehouse uses with one building to be constructed on each of the lots. Lot 1 was set aside for future development with C-3 uses. Subsequent revisions to the PUD's for Lots 2, 3 and 4 allowed them to be developed with specific uses and development plans. Lot 2 was approved for a single building containing office/showroom/warehouse uses as well as a select list of C-1 commercial uses. Lot 4 was approved for a tennis center and then for a mini-warehouse development. Lot 3 was approved for a machinery sales and service company. Lots 2, 3 and 4 have been developed. Lot 1 has remained undeveloped.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of rezoning to PCD to allow for development of the site with a convenience store with gas pumps. The development is to consist of a 4,200 square foot convenience store building, a detached canopy-covered, multi-pump gas facility and associated parking. Access to the site will be via the two existing shared access drives located to the east and south of the lot.

B. EXISTING CONDITIONS:

The site is cleared and undeveloped. The lots to the east and south contain the development as described in the background above. A lawn service company is located on the I-2 property across Shackelford to the west. Undeveloped R-2 zoned property is located across Col. Glenn to the north. Other uses in the general area include a variety of light industrial and commercial uses.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the John Barrow and Tall Timbers Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

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. 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 property owner's association.
3. If 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. 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.
5. Show existing curb cuts on the east and south sides of shared access drive.
6. Per the CLR Stormwater Management and Drainage Manual, depth of detention ponds shall not exceed 4 ft. and maximum side slopes of 3:1. In no case shall the limits of maximum ponding elevation be closer than 30 ft. horizontally from any building and less than 1 ft. vertically below the lowest sill or floor elevation.
7. Concrete trickle channels are suggested to be installed within the detention pond for ease of maintenance.

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

Little Rock Water Reclamation Authority: No Stormwater detention within 10 of sewer main. FOG analysis required. Connection to private sewer system allowed under previous agreement.

Entergy: Entergy does not object to this proposal. There is an existing three phase, overhead power line on the north side of Colonel Glenn and on the west side of Shackelford. Neither line conflicts with the project proposal. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: the proposed plat indicates a gas main is currently located on the property that would run through a proposed parking lot and under a proposed retention pond. Centerpoint Energy would like the surveyor to verify the location of natural gas main infrastructure prior to finalizing the proposed plat.

AT&T: No comment received.

Central Arkansas Water: No comments received.

Fire Department:

Full plan review

Maintain Access:

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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 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.

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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.

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 (Daniel Tull 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.

County Planning: No comments received.

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.
2. 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, highway or freeway. This strip shall be a minimum of nine (9) feet in width. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
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. 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 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.
5. 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.
6. 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 not to exceed eight (8) feet total height.
7. An irrigation system shall be required for developments of one (1) acre or larger.
8. 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: This request is located in 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI) for these properties. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for a rezoning from POD (Planned Office Development) to PCD (Planned Commercial Development) to allow the development of a convenience store with gas pumps.

Master Street Plan: North of the property is Colonel Glenn Road and it shown as a Principal Arterial on the Master Street Plan. East of the property is Shackelford Road and it is shown as a Minor Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road 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 Shackelford Road since it is 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: A Class I Bike Path is shown along Colonel Glenn Road and Shackelford 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. SUBDIVISION COMMITTEE COMMENT: (February 20, 2019)

Eric Richardson was present representing the application. Staff presented the item and noted little additional information was needed. Staff requested the building height, a signage plan and the proposed days and hours of operation. Staff noted all site lighting should be low-level and directional, shielded downward and into the site. Staff advised the applicant to relocate the dumpster out of the street-side perimeter of the site.

Public Works comments were presented and discussed. The applicant indicated no issue with compliance with those comments.

Landscape comments were presented. Staff noted the plan was short on fulfilling the interior landscape area requirement.

Other reviewing departments and agencies comments were noted.

The applicant was advised to respond to staff issues by February 27, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The request is a rezoning of this 1.54 acre lot from POD to PCD to allow for development of a convenience store with gas pumps. Since the inception of this subdivision, this lot has been indicated for future commercial development. The applicant proposes to construct a 4,200 square foot convenience store building and a detached fuel island canopy. Access to the site will be via two existing shared access drives.

The applicant submitted responses to issues raised at subdivision committee. The dumpster has been relocated away from the streets, to a location east of the building. The detention area has been moved to the east side of the site. The proposed building height is approximately 28 feet. Days and hours of operation are proposed as 24 hours per day, 7 days per week. All site lighting is to be low-level and directional, shielded downward and into the site. No fencing is proposed.

No signage plan was submitted other than a note indicating a freestanding sign at the northwest corner of the site, at the intersection. Staff would recommend that signage comply with that allowed in commercial districts which will permit a single free-standing sign as indicated and wall signage on the north and west facades of the building and gas canopy facing the abutting streets. Sign area on those facades is not to exceed 10% of the façade area.

Public Works and utility comments have been addressed. The site may be short of required building and interior landscaping. Staff continues to review this issue. If the development cannot comply with the landscape code, it will require filing of a variance from the City Beautiful Commission. If that is necessary, it will have to occur before the rezoning is sent to the Board of Directors. The development does have 35.4 % pervious area contained in landscape areas and sodded areas.

Otherwise, to staff's knowledge there are no outstanding issues. The proposed use is appropriate for the site.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request 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:

(MARCH 14, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.