

FILE NO.: Z-4051-A

NAME: Triangle Properties Short-form PID

LOCATION: Located at 8218 Baseline Road

DEVELOPER:

Melton Quijano
8218 Baseline Road
Little Rock, AR 72209

SURVEYOR:

White-Daters and Associates
24 Rahling Road
Little Rock, AR 72223

AREA: 1.03 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 – Geyer Springs West CENSUS TRACT: 41.03

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Industrial District uses

PROPOSED ZONING: PID

PROPOSED USE: Add health studio spa as an allowable use

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from I-2, Light Industrial District to PID, Planned Industrial Development District, to add a health studio and spa as an allowable use for the property. The building is a one-story metal building containing 6,500 gross square feet of floor area. The building contains multiple tenant bays and occupants. There are no other modifications proposed to the building or parking areas.

B. EXISTING CONDITIONS:

The site is developed with a commercial building and paved parking. There are various tenants in the building. This section of Baseline Road is constructed with curb, gutter and sidewalk. There are a number of non-residential uses in this area including a carwash to the east, warehousing to the north and office and commercial to the south. Further to the west is the I-30/Baseline Road commercial node. To the east is the Chicot/Baseline Road commercial node. Whisperwood Apartments are located to the south of this site at 8419 Baseline Road.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Baseline Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45-feet from centerline will be required.
2. The provided boundary/topo survey is not up to date.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. EAD, Environmental Assessment Division, approval required if food prep on site. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Power lines currently exist and on the west side of this property and along Baseline Road in front of the property. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required.

If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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:

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.

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 served by METRO along Baseline Road by routes 17, 22, 23; it is a major transit corridor. We recommend that the property provide a pedestrian way from to the business front entrance to transit route. Provide the necessary sidewalk repairs per LR Public Works recommendations.

F. ISSUES/TECHNICAL/DESIGN:

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 Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. 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 I-2 (Light Industrial District) to PID (Planned Industrial Development) to add a health studio and spa as an allowable use.

Master Street Plan: To the south of the property is Baseline Road and it is shown as 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 Baseline Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Baseline Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. All vehicular use areas which were in existence prior to the effective date of the Landscape Ordinance may continue as non-conforming until such time a building permit is issued to rehabilitate a structure on the property exceeding (50) percent of current replacement cost of the structure. At such time (50) percent of the existing vehicular use area shall be brought into compliance and shall continue to full compliance on a graduated scale based on the percentage of rehabilitation cost.
3. 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: (January 11, 2017)

The applicant was not present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated they would work with the applicant to address any concerns prior to the Commission hearing. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. The applicant is seeking a rezoning of the site from I-2, Light Industrial District to PID, Planned Industrial Development District, to add a health studio and spa as an allowable use for the property.

The building is a one-story metal building containing 6,500 gross square feet of floor area. The building contains multiple tenant bays and occupants. The parking stalls are not marked on the site plan but the area indicates twenty (20) parking spaces could be provided.

Parking for a mixed use development, based on one (1) parking space per 225 gross square feet of floor area would typically require the placement of 24 parking spaces to serve the site. Based on the current tenant mix staff feels the parking provided is adequate to serve the development.

The applicant is not proposing any modification to the existing signage plan. Each of the lease spaces are allow a maximum of ten (10) percent of their façade area for building signage. The development is allowed a single ground mounted sign not to exceed 30-feet in height and 72 square feet in sign area.

There is not a dumpster located on the site. Staff recommends should a dumpster be placed on the site the placement be in compliance with dumpster placement in commercial zones (dumpsters are not allowed in the front setback) and the dumpster be screened per typical ordinance standards. The dumpster service hours should be limited to daylight hours, from 7 am to 6 pm Monday through Friday.

Staff is supportive of the applicant's request. The applicant is seeking approval to rezone the site to PID, Planned Industrial Development, to allow the addition of a health studio and spa as an allowable use for the site. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning as required 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.

Staff recommends should a dumpster be placed on the site the placement be in compliance with dumpster placement in commercial zones, the dumpster be screened per typical ordinance standards and the hours of dumpster service be limited to daylight hours, from 7 am to 6 pm Monday through Friday.

PLANNING COMMISSION ACTION:

(FEBRUARY 2, 2017)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had failed to notify property owners as required by the Commission's by-laws. Staff presented a recommendation of deferral of the item to the March 16, 2017, public hearing. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.

STAFF UPDATE:

The applicant submitted the notification as required by the Commission's by-laws. 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.

Staff recommends should a dumpster be placed on the site the placement be in compliance with dumpster placement in commercial zones, the dumpster be screened per typical ordinance standards and the hours of dumpster service be limited to daylight hours, from 7 am to 6 pm Monday through Friday

PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted the notification as required by the Commission's by-laws. Staff presented 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. Staff presented a recommendation should a dumpster be placed on the site the placement be in compliance with dumpster placement in commercial zones, the dumpster be screened per typical ordinance standards and the hours of dumpster service be limited to daylight hours, from 7 am to 6 pm Monday through Friday.

Mr. Milton Quijano was present representing the request. He stated he was the property owner and was requesting a rezoning to allow the use of a portion of the building as a health studio and spa.

There was no further discussion. A motion was made to approve the request as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.