

FILE NO.: Z-5703-E

NAME: Lots 2 and 4 Colonel Glenn Business Center Revised Long-form POD

LOCATION: 10303 Colonel Glenn Road

DEVELOPER:

Integrity Properties LLC
74 Golden Eagle Drive
Paron, AR 72122

ENGINEER:

White Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 6.75 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD:

PLANNING DISTRICT:

CENSUS TRACT:

CURRENT ZONING:

POD

ALLOWED USES:

Office/Showroom/Warehouse

PROPOSED ZONING:

Revised POD

PROPOSED USE: Selected C-1, Neighborhood Commercial uses for Lot 2 and mini-warehouse development on Lot 3

VARIANCE/WAIVERS: None requested.

BACKGROUND:

In June of 1993, the applicant filed a request for the consideration of a plan to construct a mini-storage complex in two phases on a portion of this site. The Little Rock Board of Directors at their September 21, 1993, Public Hearing approved a Planned Commercial Development by the adoption of Ordinance No. 16,491 to allow the proposed development. There was no development within the allotted three years and the

ordinance expired on September 21, 1996. The Board of Directors adopted Ordinance No. 17,760 at their July 7, 1998, Board of Director's meeting repealing the PCD zoning classification and restoring the R-2, Single-family District.

A POD was recommended for approval by the Little Rock Planning Commission on June 30, 2004, to allow the creation of a two lot plat with office/showroom/warehouse uses as allowable uses on proposed Lot 2 and a future retail development on proposed Lot 1 (C-3 General Commercial District uses). The Little Rock Board of Directors adopted Ordinance No. 19,137 on July 20, 2004, establishing Shackleford Commercial Long-form POD. The proposed development would provide 128,000 square feet of office/showroom/warehouse space in three buildings. The applicant indicated 133 parking spaces on the proposed site plan.

Ordinance No. 19,278 adopted by the Little Rock Board of Directors on February 15, 2005, allowed a revision to the previously approved POD to allow Lot 2 to develop as three individual lots; one lot without public street frontage. The applicant indicated Lot 1 would remain as a future commercial development and proposed Lots 2 – 4 would contain office/showroom/warehouse uses as allowable uses. Lot 1 was approved with C-3, General Commercial District uses as allowable uses. The applicant indicated the building layout had been slightly modified to decrease the size of the buildings. The applicant indicated Lot 2 would contain a 40,000 square foot building, Lot 3 would contain a 27,500 square foot building and Lot 4 would contain a 47,500 square foot building. There were 191 parking spaces proposed with the development. The proposed buildings on Lots 2 – 4 would be served with loading docks in the rear.

The proposed site plan also indicated a single sign on each of the proposed lots. Lot 1 was approved with a maximum sign height of thirty-six feet and a maximum sign area of one hundred sixty square feet. Signage for proposed Lots 2 – 4 would be consistent with signage allowed in office zones or a maximum of six feet in height and sixty-four square feet in area.

Ordinance No. 20,536 adopted by the Little Rock Board of Directors on February 7, 2012 allowed the development of Lot 4 with a private tennis center. The developer proposed to construct an indoor tennis facility on Lot 4. The building was proposed similar in size to the building approved in the original POD for Lot 4. The configuration of the building would allow six (6) indoor tennis courts. The approval allowed the developer to reduce the size of the building should he choose to only construct four (4) courts. If the four (4) courts were constructed this would shorten the length of the building by approximately 100-feet.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the allowable uses for Lot 2. The applicant is requesting in addition to the previously approved office/showroom/warehouse allowable uses for Lot 2 selected C-1, Neighborhood Commercial uses and Conditional Uses be added as allowable uses for Lot 2.

The applicant is proposing to develop Lot 4 with mini-warehouse buildings. The site will contain a mixture of climate controlled and non-climate controlled storage units. The plan indicates the development of six (6) buildings, five (5) of which contain 12,000 square feet and one (1) building containing 6,625 square feet.

The applicant is proposing to replace the existing ground sign on Lot 2 to advertise the businesses located on both Lots 2 and 4. The sign is proposed as a development sign for the two (2) lots and is indicated ten (10) feet in height, ten (10) feet wide and contains 90 square feet of total sign area.

B. EXISTING CONDITIONS:

The site is located at the intersection of South Shackelford Road and Colonel Glenn Road. Lot 2 is developed with a strip center which is currently leased to a number of office users. The remainder of the site was cleared with the development of Lot 2. East of the site is an office warehouse site. West of the site is a lawn care service. North of the site are single-family residences. Other uses in the area include mini-warehouse, office/warehouse and a newly constructed equipment rental business. Central Arkansas Water and Little Rock Wastewater Utility are located to the southwest of this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Tall Timber Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. Stormwater detention ordinance applies to this property. At time of building permit calculations should be provided to determine if existing detention capacity is sufficient. At least a 20 foot wide access is required to be provided to the detention pond to conduct maintenance. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner association. Show where access will be provided.
3. If disturbed area is one (1) or more acres, obtain a NPDES stormwater 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists along Colonel Glenn Road to the north and single phase lines extend near the property from the southeast and west for potential future electrical service needs. None of these appear to be in conflict with the proposed development. Contact Entergy in advance to discuss future service requirements, new facilities locations and 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. A water main extension will be needed to provide water service to this property.
3. 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.
4. 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.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. 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.
8. 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.

9. 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: **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.

Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 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. 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 replaces 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 requirements of ASTM F 2200.

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 not currently served by METRO but is on our long range plans. We recommend full sidewalks for pedestrian access on Colonel Glenn to a future transit route. We further recommend a pedestrian way from the transit route to the entrance of the business for access to jobs and services provided by the business.

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 65th Street 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 revised Planned Office District to add the development plan for mini-warehouse on Lot 3 and to revise the allowable uses for Lot 2 to include C-1, Neighborhood Commercial uses as allowable uses to the existing developed lot.

Master Street Plan: To the north of the property is Colonel Glenn Road and it is 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 Colonel Glenn Road since it is a Principal Arterial. To the west of the property is Shackelford Road and it is a Minor Arterial on the Master Street Plan. 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. 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 II Bike Lane is shown along Colonel Glenn Road and Shackelford 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. 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: (February 22, 2017)

Mr. Brian Dale of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the request included the allowance of C-1, Neighborhood Commercial uses within the existing building. Staff stated based on the available parking the center would not support an entirely commercial development. Staff requested Mr. Dale provide the proposed use mix of the building. Staff stated the mini-warehouse development proposed for Lot 3 was located without street frontage. Staff requested the applicant provide the proposed signage plan for the mini-warehouse development.

Public Works comments were addressed. Staff stated any broken curb, gutter or sidewalk was to be replaced prior to occupancy. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated if disturbed area was more than one (1) acre approval and permitting from the Arkansas Department of Environmental Quality was required.

Landscaping comments were addressed. Staff stated with the development of the mini-warehouse a land use buffer was required where adjacent to the residentially zoned or used property. Staff stated screening was also required within this area.

Rock Region Metro comments were addressed. Staff stated the site was not currently served by Rock Region but was a part of the long range plans. Staff stated safe pedestrian accesses from transit routes to the entrances of the businesses was an important design element to provide access to jobs and services provided by the businesses.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant provided a revised site plan and cover letter to staff addressing a number of the technical issues raised at the February 22, 2017, Subdivision Committee meeting. The request is two (2) part, one (1) to amend the allowable uses for Lot 2 and the second to provide the development plan for Lot 4.

In addition to the previously approved office/showroom/warehouse use for Lot 2 the applicant is requesting the allowance of the following C-1, Neighborhood Commercial District uses and the indicated Conditional Uses as allowed in the C-1, Neighborhood Commercial Zoning District: Antique shop, without repair, Bakery or confectionery shop, Bank or savings and loan office, Book and stationery store, Camera shop, Church, Cigar, tobacco and candy store, Clothing store, Drugstore or pharmacy, Duplication shop, Florist shop, Furniture store, Handicraft, ceramics, sculpture or similar art work, Hobby shop, Jewelry store, Key shop, Laundromat or pickup station, Library, art gallery, museum or similar public use, Medical appliance fittings and sales, Office, general and professional, Optical shop, Paint and wall paper store, Pet shop, Photography studio, Shoe repair, Studio, art, music speech, drama, dance or other artistic endeavors, Studio, broadcasting or recording, Tailor, Tool and equipment rental, inside display only, Travel bureau, Mobile canteen units when operated in compliance with current planning department regulations for such vehicles, Amusement, commercial inside, Animal clinic, enclosed, Appliance repair, Cabinet or woodwork shop, Catering commercial, Furniture repair store, Health studio or spa, Upholstery shop, furniture, Auto glass shop, Auto parts and accessories limited to the installation of all items indoors and Auto body rebuilding with no painting or replacement of vehicles parts.

The building on Lot 2 contains 42,860 gross square feet of floor area. There are 73 parking spaces located in front of the building located on Lot 2. There are 12 parking spaces located behind the building. The applicant is requesting the allowance of 10,500 square feet of floor area to be used for the uses identified above. The remaining areas will be devoted to office/showroom/warehouse as previously approved.

The applicant is proposing to develop Lot 4 with mini-warehouse buildings. The site will contain a mixture of climate controlled and non-climate controlled storage units. The plan indicates the development of six (6) buildings, five (5) of which contain 12,000 square feet and one (1) building containing 6,625 square feet.

The applicant is proposing to replace the existing ground sign on Lot 2 to advertise the businesses located on both Lots 2 and 4. The sign is proposed as a development sign for the two (2) lots and is indicated ten (10) feet in height, ten (10) feet wide and contains 100 square feet of total sign area. A small monument sign, six (6) feet in height and twenty four (24) square feet in area, will be placed at the entrance to the mini-warehouse development. The applicant has indicated building signage will be placed on the north façade of the mini-warehouse. The sign area is limited to a maximum of ten (10) percent of the north façade area of the building proposed with the office and residence. The building on Lot 2 will also place building signage limited to ten (10) percent of the tenants lease space on the northern façade of the building.

The site plan indicates the placement of dumpsters located along the rear of the building located on Lot 2 and within the mini-warehouse development located on Lot 4. The dumpsters will be screened per typical ordinance standards or a minimum of two (2) feet above the trash containment area. The applicant also notes dumpster service hours will be limited to 7 am to 6 pm Monday through Friday.

The applicant indicates the hours of operation for Lot 2 is 7 am to 7 pm seven days per week. The office hours for the mini-warehouse development are from 7 am to 6 pm seven days per week. The mini-warehouse will have 24 hour access seven (7) days per week.

The mini-warehouse development is proposed in four (4) phases. The development is proposed to begin in May 2017 and be completed by May of 2021. Two (2) buildings are proposed in Phase I, two (2) buildings in Phase II and one (1) building in Phase III and one (1) building in Phase IV.

Staff is supportive of the applicant's request. The request is to amend the previously approved site and development plan for Lot 4 to allow the development of mini-warehouse of the site. The applicant is also seeking to revise the previously approved uses for Lot 2 to allow for selected commercial uses on the lot. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development plan as proposed 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.

PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with 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. 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.