

FILE NO.: Z-7895-C

NAME: J & R Properties Short-form PCD

LOCATION: Located at 717 South Woodrow Street

DEVELOPER:

J & R Properties
P.O. Box 251710
Little Rock, AR 72022

SURVEYOR:

Garnat Engineering
Vernon Williams
406 West South Street
Benton, AR 72015

AREA: 0.57 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses

VARIANCE/WAIVERS: Driveway spacing

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

J & R Properties is proposing to rezone the site from R-2, Single-family to Planned Commercial Development, PCD, to allow the construction of a 120-foot by 48-foot building containing office and retail space. The applicant indicates the building will contain one (1) to four (4) lease units. The units will be accessed from the west side of the building on Woodrow Street. The site plan indicates the placement of 22 parking spaces in front of the building. The project includes a metal building structure with brick veneer front and side skirts using the brick material currently on the site.

The request also includes the abandonment of two (2) platted alleys. There is an alley running east/west adjacent to Lot 7, Block 12, Ferndale Addition to the City of Little Rock for 150-feet and a north/south alley located adjacent to Lots 7 - 10 & Lots 14 - 17, Block 12, of the Ferndale Addition to the City of Little Rock for 200-feet.

B. EXISTING CONDITIONS:

The property is located at the exit ramp for I-630 and Woodrow Street. There are a few trees on the site. The applicant has placed a large number of bricks on the property which he intends to use of the new building proposed for construction. East of the site is a warehouse building constructed by this property owner being used for storage of restaurant supplies. North of the site are three (3) single-family homes and a restaurant. West of the site is an Entergy Substation, vacant property and single-family homes. Woodrow Street is a two (2) lane street. There are no curbs, gutters or sidewalks in place along the property frontage.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Capitol View Stiff Station Neighborhood 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. After permitting by AHTD, the existing curb cuts on Woodrow Street should be removed and replaced with curb, gutter, and sidewalk. AHTD has tentatively approved the improvements permitting.
2. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
3. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Woodrow Street in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
4. A grading permit in accordance with Section 29-186(c) and (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.

5. Stormwater 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 owner and/or property owner's association.
6. 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.
7. All driveways shall be concrete aprons per City Ordinance.
8. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
9. The minimum Finish Floor elevation of at least 309 feet Mean Sea Level (MSL) is required to be shown on plat and grading plans.
10. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The driveway spacing on collector streets is 125 feet from property line and 250 feet from intersections and other driveways. The width of driveway must not exceed 36 feet. A variance must be requested for the proposed location.
11. 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.
12. Easements are required for stormwater drainage in the proposed abandoned right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Contact Little Rock Wastewater if additional information is required.

Entergy: The Distribution part of Entergy does not object to the new construction as depicted on the print. A 3 phase line exists along Woodrow St in front of the property. Also, please note that there is a Transmission line extending across the southern edge of this property and there are very stringent requirements about what you can do around and under a Transmission line. I have forwarded this message plus the drawing to our Transmission group so they can take a look at it as well. Contact Entergy in advance regarding future service requirements to the development and future facilities locations 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. 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.
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. 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:

1. Maintain Access.
2. 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.
3. 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.

4. 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.
5. 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 currently served on Route 5 West Markham and Route 17 Mablevale by Rock Region METRO. The future service plans for this area are inclusive of the business along Woodrow Street to serve employees getting to work. Maintain pedestrian access to bus stop on West 7th Street as shown on plans.

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-630 Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC). The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a rezoning from R-2 (Single Family District) to PCD (Planned Commercial District) for a new building with C-3 (General Commercial District) and O-3 (General Office) uses as allowable uses for the new building.

Master Street Plan: The south side of the property is Interstate 630 and it is a Freeway, the west side of the property is South Woodrow Street and it is a Minor Arterial on the Master Street Plan. A Freeway is any divided street or highway with complete access control and grade-separated interchanges with all other public streets and highways. 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 South Woodrow Street since it is a Minor Arterial. 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 Lanes are shown along South Woodrow Street. These 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. 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 north is zoned R-2, Single-family. A twenty-five (25%) percent reduction of this requirement will be allowable due to the site being located in an area designated as "mature". 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. The plantings, existing and proposed, shall be provided within the landscape ordinance of the City, Section 15-81.
3. 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. In areas designated as "mature" this strip shall be a minimum of six (6) feet nine (9) inches wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. 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.
5. 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.

6. 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.
7. An irrigation system shall be required for developments of one (1) acre or larger.
8. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
9. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was not present. Staff presented the item stating there were few outstanding technical issues associated with the request. Staff stated they would meet with the applicant to resolve any concerns and/or gain any additional information concerning the request prior to the public hearing. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted responses to questions raised by staff at the February 3, 2016, Subdivision Committee meeting. The applicant is requesting the allowance of C-1, Neighborhood Commercial uses for the site. The applicant is also indicated the hours of operation are from 7 am to 9 pm, 7 days per week.

The applicant is requesting to rezone the site from R-2, Single-family to PCD to allow the construction of a 120-foot by 48-foot building containing office and retail space. The applicant indicates the building will contain one (1) to four (4) leasable units. The units will be accessed from the west side of the building on Woodrow Street. The site plan indicates the placement of 22 parking spaces in front of the building. The project includes a metal building structure with brick veneer front and side skirts using the brick material currently on the site.

The building contains 5,760 square feet of floor area and is proposed with C-1, Neighborhood Commercial uses. The parking for a commercial development is typically based on one (1) parking space per 300 gross square feet of floor area. The parking typically required for a building with this square footage would be 19 parking spaces. Staff recommends the use mix of the building match the parking available on the site.

The applicant has indicated a single ground sign will serve the development. The sign is proposed consistent with signage allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. Building signage will be limited to a maximum of ten (10) percent of the façade area on the facades with public street frontage.

The plan does not include the placement of any fencing. The applicant has indicated screening will be placed as required per the zoning and landscape ordinances. The applicant has indicated screening will not be placed along the southern perimeter where abutting the AHTD right of way.

The site plan indicates the placement of a dumpster along the north side of the building. The dumpster will be screened per typical ordinance requirements. The hours of dumpster service have not been limited. Staff recommends the hours of dumpster service be limited to daylight hours, 7 am to 6 pm, Monday through Friday.

The request includes the abandonment of two (2) platted alleys. There is a 20-foot alley running east/west adjacent to Lot 7, Block 12 Ferndale Addition to the City of Little Rock for 150-feet and a 20-foot north/south alley located adjacent to Lots 7 - 10 & Lots 14 - 17, Block 12 of the Ferndale Addition to the City of Little Rock running 200-feet. The applicant request the abandonment of the alleys as a public right of way but the alleys will be retained with a utility and drainage easement.

Staff is supportive of the applicant's request. The site is indicated on the City's Future Land Use Plan as Mixed Office Commercial which would allow the development of a mixed use development. The applicant has indicated they are seeking tenants with a use mix that would allow for a small amount of retails with the primary users being office users. As noted staff feels the use mix of the building should match the parking available on the site. To staff's knowledge there are no remaining outstanding technical issues associated with the request in need of addressing.

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 the hours of dumpster service be limited to daylight hours, 7 am to 6 pm, Monday through Friday.

Staff recommends the use mix of the building match the parking available on the site.

PLANNING COMMISSION ACTION:

(FEBRUARY 25, 2016)

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. Staff presented a recommendation the hours of dumpster service be limited to daylight hours, 7 am to 6 pm, Monday through Friday. Staff presented a recommendation the use mix of the building match the parking available on the site. 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.