

FILE NO.: Z-4470-N

NAME: Wellington Hills Storage – PD-C

LOCATION: 100 Block of Wellington Hills Road

DEVELOPER:

Long Shadow Holding Company, LLC
1400 West Markham Street, Suite 204
Little Rock, AR 72201
(501) 994-5858

OWNER/AUTHORIZED AGENT:

Travis Tolley (Agent)
Crafton-Tull Engineers (Agent)
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211
(501) 664-3245 (A)
Chi Hotel Group, LLC (Owner)

SURVEYOR/ENGINEER:

Travis Tolley (Agent)
Crafton-Tull Engineers (Agent)
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211
(501) 664-3245 (A)

AREA: 3.28 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.16

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

1. Variance to allow driveway to be less than required distance from property line and other driveways.

BACKGROUND:

On July 5, 2017, the Board of Directors passed Ordinance No. 21,437 which rezoned this property from O-3 to PCD. The approved PCD zoning allowed a hotel along with C-1 permitted uses. This project was never developed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from PCD to PD-C to allow the development of a new three (3) level 86,280 square foot mini-warehouse conditioned storage facility.

B. EXISTING CONDITIONS:

The property currently undeveloped and mostly wooded. The property contains varying degrees of slope, primarily sloping downward from north to south.

C. NEIGHBORHOOD COMMENTS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Provide drainage report for the 24hr 25yr and 24hr 100yr storm events.
2. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
3. Wellington Hills Rd. is shown in the master street plan as a minor arterial with a right-of-way of 90 feet. Dedicate additional right of way 45 feet from centerline.
4. Boundary Street improvements required. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.

5. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land boundary survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
6. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1805 with any questions or for more information.
7. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
8. If proposed retaining walls shown on plans are equal to or above four feet tall measured from the bottom of the footing or leveling layer or if there is surcharge loading for a retaining wall less than four feet tall measured from the bottom of the footing or leveling layer, the Department requires retaining wall design plans showing plan and profile views of the wall with special details, design loading calculations clearly showing all required factors of safety as outlined in the engineer's certification, and an engineer's certification ([Engineer Certification/Indemnification of Retaining Wall Design \(littlerock.gov\)](http://littlerock.gov)).
9. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
10. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

11. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
12. Construction within the 50-foot water line easement will need approval from Central Arkansas Water.
13. Per City Code 31-210 (e), minimum driveway spacing from the property line shall be 150 feet and driveway spacing from other driveways centerline to centerline shall be 300 feet. Variance requests from these requirements approved by the Planning Commission will be needed before construction of the new driveway.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

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

A 39-inch raw water line crosses this site within a 50-foot-wide waterline. Care must be taken to protect these water lines and any appurtenances, such as access and air release vaults, or monumentation which may be in the area. No signs, light poles, drainage structures, dumpster pads or other structures on foundations will be allowed within the existing 50-foot waterline easement. Paved parking and driveways are allowed. Field verification of the pipeline depth and location will need to be made by Central Arkansas Water. Construction of the proposed improvements must be performed with materials and techniques that will not harm or damage the pipeline or interfere with its operation. Due to the critical nature of the 39-inch raw water line located near this grading please contact CAW at 501-374-1342, 24 hours prior to any work within the water line Right-of-Way.

Submit the Site Grading and Drainage plans to CAW for review.

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.

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 Little Rock Fire Department is 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. 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 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building 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 building 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 2012 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 exceed 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 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.

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 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 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 (Daniel Tull 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 comment received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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.
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. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
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 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.

5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas do not open to public parking. 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. 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 the west is zoned R-2 CUP. 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. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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 received.

Planning Division: The request is in the Chenal Planning District. The Land Use Plan shows Office (O) for the requested area. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is to rezone from PCD (Planned Commercial Development) District to PDC (Planned Development Commercial) District to allow for the development of a 3-story mini-storage facility on the site.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the south and southeast, across Wellington Hills Road from the site. Office (O) is shown to the north and east, northeast across Wellington Hills Road from the site. Public Institutional (PI) is shown to the west of the site. Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The area to the south is zoned PDC (Planned Development Commercial) District and PCD (Planned Commercial Development) District. There is a Walgreen, fast-food

restaurant, and auto service retail use on the land. The Commercial land to the southeast is zoned PCD (Planned Commercial Development) District and is a branch bank and retail shopping center. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The area to the north is zoned O-3, General Office District and has a commercial center on the land. The Office land to the northeast, across Wellington Hills Road is zoned O-3, General Office District and is currently undeveloped. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This area is the site of Highland Valley United Methodist Church and is zoned R-2, Single Family District.

Master Street Plan: To the east is Wellington Hills Road and it is shown as 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 Wellington Hills Road 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: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

The applicant is proposing to rezone the property PCD to PD-C allow the development of a new three (3) story 86,280 square foot mini-warehouse conditioned storage facility.

The proposed building will be fifty (50) feet in height and constructed of steel framing with a mix of metal and masonry sided exterior walls.

The proposed building will be set back over 130 feet from the front (east) property line, over 40 feet from the property line on the south side, over 70 feet from the property line on the north side, and over 50 feet from the rear (west) property line. The site is bordered to the north by a water line easement.

The proposed site plan shows one (1) paved access drive from Wellington Hills Road at the Northeast corner of the property. The drive continues around the proposed structure with Knox box power operated gates at the north and south sides of the building. A proposed 8-foot-high metal security fence will border the paved drive around the perimeter of the property from gate to gate.

The applicant is proposing 19 parking spaces for employees and customers at the front (east) side of the building adjacent the access drive. The parking includes one (1) handicap space and should be sufficient to serve the proposed use.

Additional short duration unloading areas are provided at a loading bay on the north side of the structure and at a proposed entry way along the south façade of the building.

The proposed site plan shows a dumpster location near the northwest corner of the site. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

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

A monument sign is proposed along Wellington Hills Road near the main access drive. All signs in commercial zones must conform to Section 36-555 of the City's Zoning Ordinance.

The applicant requests variances from Section 31-210 (e) to allow the property access drive to be less than 150 feet from the property line. The applicant is proposing to locate the drive approximately 50 feet of the north property line and approximately 120 feet from the south property line. Staff supports the driveway spacing variance.

The applicant requests variances from Section 31-210 (e) to allow the property access drive to be less than 300 feet from the nearest other driveway to the north and south. The applicant is proposing to locate the drive approximately 217 feet from the nearest drive to the north and approximately 170 feet from the nearest drive to the south. Staff supports the driveway spacing variance.

Staff is supportive of the requested PD-C zoning. The applicants proposed use of the site is similar to the intensity of other uses in the area. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, subject to compliance with the comments and conditionals outlined in paragraph D, E, and F, and the staff analysis, of the agenda and staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. 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 nays and 1 open position.