

FILE NO.: Z-9765

NAME: Tract 404, Chenal Valley - PCD

LOCATION: Northeast corner of Highway 10 and Morgan Cemetery Road

DEVELOPER:

Potlatch Deltic Real Estate, LLC (Owner)
7 Chenal Club Boulevard
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Tim Daters (Agent)
White-Daters & Associates
24 Rahling Road
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Tim Daters (Agent)
White-Daters & Associates
24 Rahling Road
Little Rock, AR 72223

AREA: 6.16 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 29 CENSUS TRACT: 42.01

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. No dedication of additional ROW width on Highway 10 or Morgan Cemetery Road. Provide a 10 foot wide easement for sidewalks in the future.
2. Only those improvements to Morgan Cemetery Road and Highway 10 shown on the plan.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes rezone 6.16 acres from R-2 to PCD. The eastern portion of the site, Lot 1, contains 1.10 acres and will be developed for a City of Little Rock

fire station. The remaining 5.06 acres, Lot 2, will be developed for a multi-building mini-warehouse facility.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded and located south of Morgan Cemetery Road, north of Highway 10. The site is also in the City's Extra-Territorial Jurisdiction and in the Highway 10 Design Overlay District. The majority of the properties in the area contain residential zoning and uses. There is also a mixture of planned developments, PD-I, AF and Planned Office Developments located in the general area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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. 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.
2. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
3. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100: "If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is reduced to a lesser value, no on-site detention or in-lieu fee is required."
4. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within.
5. 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.

6. 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).
7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
8. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
9. Cantrell Road (AR State Hwy. 10) is classified as a principal arterial per City's Master Street Plan. Therefore, dedication of one-hundred ten (110) feet of total right of way from centerline of Cantrell Road per master street plan is required. Additional right of way required for dedication per master street plan beyond existing state right of way shall be dedicated to the City of Little Rock.
10. Boundary street improvements are required per master street plan for a collector/commercial street standard on Morgan Cemetery Road along the developer's street frontage. 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.
11. Morgan Cemetery Road is classified as a commercial street per City's Master Street Plan. Therefore, dedication of sixty (60) feet of total right of way from centerline of Cantrell Road per master street plan is required.

12. Per City Code 31-206 (f), "Property line corners at street intersections shall be rounded with a radius of at least twenty (20) feet."
13. For the proposed fire station, provide a clearly delineated, accessible route from the accessible parking stall aisle to proposed building's entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
14. Accessible aisle shall be on the passenger side of the accessible parking space if parking space is van accessible per ICC A117.1-2017.
15. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. A variance request from the above requirement reviewed and approved by the Planning Commission will be required to allow the current driveway locations as proposed.
16. During the development of the construction plans, submission of AASHTO stopping and intersection sight distance calculations on Cantrell Road and from the proposed driveway locations for 55 miles per hour (mph) per AASHTO Green Book (2018) to Department engineering staff for review will be required.
17. A grading and land alteration permit is not required from the City of Little Rock for the proposed site work due to being located in Pulaski County. However, all construction work must include appropriate drainage and erosion control measures (i.e. hydroseeding, silt fencing, mulching, inlet protection, etc.) to protect any nearby municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance from Pulaski County. Check with Pulaski County Planning & Development Department for any additional permits required for the project.
18. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
19. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.

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

Little Rock Water Reclamation Authority: No comments received.

CenterPoint Energy: No comments received.

Summit Utilities: No comments.

AT & T: No comments 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 Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
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 material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement 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 comments received.

County Planning:

1. Morgan Cemetery development is going to be annexed into the City.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with Chapter 15 of the City's Landscape Ordinance.
2. Any variance request from Chapter 15 of the City's Landscape Ordinance will require a variance application to the Little Rock City Beautiful Commission.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Barrett Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-2 (Single Family District) to PCD (Planned Commercial Development). The request is for a fire station and mini-warehouse development on the site.

Surrounding the application area in all directions is Residential Low Density (RL) designated land. There are both with vacant and improved tracts in the vicinity. Across Morgan Cemetery Road to the north is a small cemetery. To the west of Morgan Cemetery Road is a Planned Development-Industrial for firework sales. Across Highway 10 to the south is vacant wooded land. To the east of subject site is an area of Transition (T) with an office. Transition (T) is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses.

This site is within the Highway 10 Design Overlay District.

Master Street Plan:

The *Master Street Plan Map* shows Highway 10 to be a Principal Arterial: Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way of 110 feet is required. Sidewalks are required on both sides. Morgan Cemetery Road is a Local Street. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. These streets may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The *Master Bike Plan Map* shows a proposed Class I Bike Path along Highway 10. These routes designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

There are no historic site or districts in the vicinity.

H. ANALYSIS:

The applicant proposes rezone 6.16 acres from R-2 to PCD. The eastern portion of the site, Lot 1, contains 1.10 acres and will be developed for a City of Little Rock fire station. The remaining 5.06 acres, Lot 2, will be developed for a multi-building mini-warehouse facility.

The property is undeveloped and wooded and located south of Morgan Cemetery Road, north of Highway 10. The site is also in the City's Extra-Territorial Jurisdiction and in the Highway 10 Design Overlay District. The majority of the properties in the area contain residential zoning and uses. There is also a mixture of planned developments, PD-I, AF and Planned Office Developments located in the general area.

The western 1.10 acre portion of the overall property will contain the proposed City of Little Rock fire station. The site plan shows a building setback 43.9 feet from the north (rear) property line, a range from 40.5 feet to 47.2 from the side (west) property line, 25 feet from the east property line. The front building setback will range from 40 feet to 50.9 feet along the front (south) property line. The setbacks generally comply with the Highway 10 Design Overlay District. Staff supports the requested building setbacks for Lot 1.

The site plan indicates sixteen (16) parking spaces for the fire station. Staff feels the parking is sufficient to serve the use.

Access to the fire station extends from the west and north via thirty (30) foot wide and forty (40) foot plus wide driveways extending from Morgan Cemetery Road.

A dumpster is shown on both lots. Any dumpster must be screen as per 36-523 of the City's Zoning Ordinance.

The site plan shows a sign to be located in the southeastern portion Lot 1. Any signage must comply with Section 36-346(f) of the City's Zoning Ordinance (Highway 10 DOD).

The remaining 5.06 acres will contain a 7,260 square foot, 2-story office building. The front portion fronting Highway 10 will contain an office with a climate controlled mini-warehouse located in the rear.

Lot 2 will contain the additional following buildings and building setbacks:

- Building B (60'x35') standard mini-warehouse.
- Building F (338'x40') standard mini-warehouse.
- Building G (400'x20') standard mini-warehouse.
- Building H (265'x120') climate controlled mini-warehouse.

The proposed buildings on Lot 2 will have front setbacks from the south property line ranging from approximately eighty (80) feet to over one-hundred (100) feet. Building F will be set back 19.9 feet to 24.3 feet from the east side property line. Building A will be set back twenty-five (25) feet from the west side property line, and 26.5 feet from the north (rear) property line. Building G will be set back twenty-five (25) feet from the rear property line. Staff supports the building setbacks for Lot 2, as they are generally in compliance with the Highway 10 Design Overlay District.

Access for Lot 2 will be from Cantrell Road and north via a gated driveway along Morgan Cemetery Road.

Lot 2 contains seven (7) parking spaces for the mini-warehouse use. Staff believes the parking is sufficient to serve the use.

The site plan shows a sign to be located in the southeastern portion Lot 2. Any signage must comply with Section 36-346(f) of the City's Zoning Ordinance (Highway 10 DOD).

Any sight lighting shall be low-level and directed away from adjacent properties.

The applicant will make improvements to Morgan Cemetery Road and Highway 10 as shown on the proposed site plan. No sidewalk will be constructed on either street and no street lighting is proposed. Staff is supportive of the proposed

improvements to the roadways as shown on the plan and will defer to the Arkansas Department of Transportation regarding improvements to Highway 10.

The applicant will be dedicating no additional right-of-way for Morgan Cemetery Road or Highway 10. The applicant has noted that ten (10) foot wide easements for future sidewalk construction can be provided. Staff is supportive of the right-of-way issue and will defer to the Arkansas Department of Transportation regarding required right-of-way for Highway 10.

The applicant is proposing to annex the property into the City of Little Rock. The annexation is currently pending with Pulaski County. The annexation request will be forwarded to the Planning Commission at a later date.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues associated with this application.

Staff is supportive of the proposed PCD development to allow the fire station and mini-warehouse complex. The majority of the properties in the area contain residential zoning and uses. There is also a mixture of planned developments, PD-I, AF and Planned Office Developments located in the general area. Staff believes the proposed commercial development will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning subject to compliance with the comments and conditions noted in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 13, 2023)

Tim Daters was present representing the applicant. There were three (2) objectors present, one (1) with questions regarding the submission, and one (1) in support. Staff presented the application with a recommendation of approval.

Lance Hines addressed the Commission stating that he was in support of the application. He stated that the City had been searching for a new fire station location for several years due to the substantial growth of residential communities in the area. He stated that the city was appreciative of the donation of the land by the developer for the protection of the citizens in the area.

Ben Fletcher addressed the Commission requesting information regarding the annexation of the property and any potential adjustment of the city limits.

Bill Lessenberry addressed the Commission stating he was in opposition of the application. He stated he was opposed to the planned development of the property and

that the proposed mini-warehouse facility would lower property values and that the proposed fire station would create traffic issues at Hwy 10 and on Morgan Cemetery Road.

Chris Thomason addressed the Commission stating he was in opposition of the application. He stated the proposed development and use of the site was not in conformity with the zoning standards of the area or the Highway 10 Overlay District regulations. He stated that the development was not compatible with the surrounding area and would cause an increase in traffic and theft in the area.

Tim Daters addressed the Commission representing the application. He stated that the development team is working to minimize the impact on the area, improve the Morgan Cemetery Road and Highway 10 intersection, and will conform to any and all ordinances regarding landscaping and per the overlay district requirements.

There was a discussion by the Planning Commission regarding the source of the nonconformity statements, use of the site, improvements to Morgan Cemetery Road, and access points to Highway 10.

There was a motion to approve the application, including all staff comments and conditions. The motion passed by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position. The application was approved.