

FILE NO.: Z-6054-C

NAME: Fitts Auto Expansion Revised Long-form PCD

LOCATION: Located at 8421 Stagecoach Road

DEVELOPER:

Bill Fitts Auto Sales
c/o Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

SURVEYOR:

Arkansas Surveying and Consulting
c/o Scott Foster
7926 Salem Road
Benton, AR 72019

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

AREA: 7 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.21

CURRENT ZONING: R-2, Single-family and PCD, Planned Commercial Development

ALLOWED USES: Single-family and C-3, General Commercial District uses and Automobile sales and service

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses and Automobile sales and service

VARIANCE/WAIVERS:

1. A variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.
2. A variance from Sections 30-43 and 31-210 to allow the driveway location as proposed.

BACKGROUND:

Ordinance No. 21,365 adopted by the Little Rock Board of Directors on February 21, 2017, rezoned a portion of this site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of a portion of the currently proposed site with an expansion of the adjacent automobile sales business. The applicant indicated the initial plan included the construction of parking and an access drive to allow the offloading and storage of vehicles, which was taking place on property owned by the applicant across Stagecoach Road. The request included the new parking areas be maintained as gravel for a period of two (2) years. At which time the parking area would be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances. The future plan included the construction of a building to be used for auto detailing of inventory prior to placing the vehicles on the lot for sale.

The development site included 7.13-acres which was zoned PCD. The remaining area was zoned OS, Open Space, the area located within the floodway and is proposed to be dedicated to the City of Little Rock.

A. **PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to add additional land area to the approved site plan. The applicant has indicated the additional parking will be extended from the existing Fitts Auto Sales lot and a new retail building containing 24,000 square feet of floor area will be constructed. The plan indicates parking along Stagecoach Road. The driveway is indicated along the eastern perimeter of the site.

B. **EXISTING CONDITIONS:**

The site is located on Stagecoach Road just west of Interstate 430. The property is located adjacent to the existing auto sales (Bill Fitts Auto Sales). The site is heavily wooded and is located adjacent to a regulatory floodway. Stagecoach Road was recently widened by the Arkansas State Highway and Transportation Department. There is curb, gutter and sidewalk located adjacent to the site.

C. **NEIGHBORHOOD COMMENTS:**

All property owners located within 200-feet of the site along with the Crystal Valley Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Sidewalks with appropriate handicap ramps are required to be installed along Stagecoach Road and extend to the side property line in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan. Additional sidewalk should be constructed along the frontage of the new property to the east. Sidewalk should also be constructed to the southwest property line west of the existing west driveway.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
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. Is an advanced grading variance being requested to grade future phases with construction of Phase 1?
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e). Provide finished floor elevations, floodplain and floodway, and fill embankments or retaining walls.
6. 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 developer and/or owner.
7. 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.
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 one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
10. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25-foot-wide drainage and access easement is required adjacent to the floodway boundary. If property within the floodway should be zoned as Open Space.
11. Vehicle offloading within the public right-of-way is not allowed. Provide the truck maneuvering route on the site plan.

12. 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.
13. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on an arterial street is 300 feet from intersections and other driveways and 150 feet from the property line. The width of driveway must not exceed 36 feet. A variance must be requested for the proposed driveway location.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Existing easements must be retained. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities based on the information provided. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. 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.

7. 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.
8. 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. 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
 - a. 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.

- b. 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.
 - c. 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.
6. 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.
7. 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.
8. 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: The site is not located on a dedicated Rock Region Metro bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows C (Commercial) and MOC (Mixed Office and Commercial) for this property. The Commercial 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 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 PCD and R-2, Single-family to PCD (Planned Commercial Development) to allow for expansion of the existing commercial use and allow the construction of a new commercial building.

Master Street Plan: North of the property is Stagecoach Road and it shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Principal 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 Lane is shown along Stagecoach 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. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. 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. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. 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. The property to the north and east is zoned R-2, Single-family a minimum buffer will be required at six (6) percent of the average depth / width of the lot.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet. The street buffer is deficient.
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. 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.
6. 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. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. 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
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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: (April 5, 2017)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested information concerning the proposed use of the commercial building. Staff also questioned the days and hours of operation, the proposed signage plan and any proposed fencing.

Public Works comments were addressed. Staff stated dedication of right of way to 50-feet from centerline was required along Stagecoach Road. Staff stated if disturbed area was one (1) or more acres then a permit from AEDQ was required. Staff stated off-loading of vehicles within the public right of way was not allowed. Staff requested the site plan include the proposed truck route. Staff stated the driveway locations did not comply with typical ordinance standards and stated the placement as proposed would require a variance.

Landscaping comments were addressed. Staff stated a land use buffer was required along the perimeters of the site where adjacent to a dissimilar use. Staff stated the eastern and southern perimeters would require screening. Staff stated street buffers were required at six (6) percent of the average depth of the lot. Staff stated the street buffer as indicated was deficient. Staff stated an automatic irrigation system was required to water landscaped areas. Staff stated a minimum of eight (8) percent of the paved areas were to be landscaped.

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 submitted a revised site plan and cover letter to staff addressing most of the technical issues associated with the request raised at the April 5, 2017, Subdivision Committee meeting. The applicant has provided the days and hours of operation, the proposed use of the building and the proposed signage plan.

The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to add additional land area to the approved site plan. The property is currently zoned R-2, Single-family and PCD. The PCD approval allowed for Fitts Auto Sales to construct a small building to be used in association with their adjacent automobile sales and to allow the off-loading of inventory on this PCD zoned portion of the site. At the time of approval the R-2, Single-family portion of this site was under a different ownership. The Fitts have since acquired the R-2, Single-family zoned property and are requesting to incorporate the area into their approved site plan.

The applicant has indicated the additional parking will be extended from the existing Fitts Auto Sales lot and a new retail building containing 24,576 square feet of floor area will be constructed. The plan notes 24,000 square feet of floor area for sales/office and retail. The detail shop area is indicated containing 576 square feet. The plan indicates parking along Stagecoach Road. The plan indicates 84 new parking spaces will be added. The driveway is indicated along the eastern perimeter of the site. Also included on the plan is an area which is proposed to remain gravel. The area is proposed for repo's and trade-ins. A six (6) foot fence is proposed to secure the area.

Section 36-508 states all areas are to be paved where subject to wheeled traffic. The applicant is requesting the new parking area behind the building be allowed to be graveled for a period of two (2) years. After the two (2) year period the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances. There will be no customer traffic to this area. The only activity taking place will be unloading of vehicles and detailing of vehicles for future transfer to the existing automobile sales lot.

The applicant has indicated signage as allowed within Commercial developments as per the zoning ordinance. The applicant indicates the ground sign will be a maximum of 36-feet in height and 160 gross square feet in area. Building signage will be limited to a maximum of ten (10) percent of the façade with public street frontage.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase. The applicant has indicated the grading is necessary to provide proper detention storage for the site.

Staff is generally supportive of the applicant's plan. Staff is not however supportive of allow the repo and trade-in area of the site plan. This is creating an impound lot which staff does not feel is an appropriate use for this area of Stagecoach Road.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

The applicant was present. There were no registered objectors present. Staff stated the applicant had addressed their concerns related to the site plan. Staff stated the applicant was proposing the placement of an area for inventory storage and employee parking. Staff stated the site plan did not include an area for a impound area as previously indicated on the site plan. Staff stated based on the revision to the site plan and a clear understanding of the applicant's intended use for the site they were now supportive of the

request. 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 of approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phases with the issuance of a building permit for the first phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.