

FILE NO.: Z-3292-I

NAME: Parker Automotive – PD-C

LOCATION: 12801 W. Markham Street

DEVELOPER:

Parker Automotive Holdings, LLC
1700 N. Shackelford Road
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Parker Automotive Holdings, LLC – Owner
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Road, Suite A-2
Little Rock, AR 72223

AREA: 1.57 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 18 CENSUS TRACT: 42.18

CURRENT ZONING: O-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 1.57 acre property from O-3 to PD-C to allow development of a parking lot to serve as vehicle parking/storage for the Parker Audi dealership located immediately to the east at 12601 W. Markham Street. The property is located at the southwest corner of W. Markham Street and Atkins Road.

B. EXISTING CONDITIONS:

The property is undeveloped and grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. 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.
3. 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.
4. 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).
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
6. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to issuance of a final certificate of occupancy. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
7. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted prior to issuance of the final certificate

of occupancy. This information shall include but not limited to: pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.

8. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. 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 this report.
9. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
10. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
11. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapters 30.
12. Submit a clearer, legible preliminary site plan for staff's review.
13. 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.
14. Boundary street improvements are required per master street plan. 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.
15. A building permit will be required from the Department of Planning and Development before the proposed parking lot and drainage infrastructure can be constructed. This will require submitting construction plans and drainage calculations for review in accordance with City ordinances, standards, codes, and specifications.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access

road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: The site must comply with Chapter 15 of the City's code (Landscaping and Tree Protection Ordinance).

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Office (O) for the requested area. The 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 O-3 to PD-C. Parking Lot

Surrounding the application area to the east is an auto dealership and grocery store in an area of Commercial (C) use, and to the south is an office in an area of Office (O) use. On the west is a faith-based institution with three-fourths of the tract being wooded in an area of Office (O) uses.

This site is not located in an Overlay District.

Master Street Plan:

This section of West Markham Street is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require additional right-of-way and may require street improvements.

Atkins Road is a Commercial Street. These streets have the same design standards as Collectors. Right-of way is 60'. Sidewalks are required on one side. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone the 1.57 acre property from O-3 to PD-C to allow development of a parking lot to serve as vehicle parking/storage for the Parker Audi dealership located immediately to the east at 12601 W. Markham Street. The property is located at the southwest corner of W. Markham Street and Atkins Road. The property is currently undeveloped and grass covered.

The applicant proposes to construct a 151 space paved parking lot, as noted on the attached site plan. The property will be accessed via one (1) 36 foot wide

driveway from Atkins Road. The driveway will align with an existing driveway across Atkins Road to the east, which serves the Parker Audi dealership.

The proposed parking lot will have landscaped buffers along the south and west property lines, as well as landscaped areas along both street frontages. Interior landscaped islands will also be located throughout the parking lot.

Site lighting will be low-level and directed away from adjacent properties. The parking lot will be gated and secured with a pipe rail fence.

The applicant is proposing no site signage at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

To staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the requested PD-C zoning. Staff views the request as reasonable. Staff believes that the proposed parking lot to allow overflow vehicular parking and storage for the adjacent auto dealership will be a use of low intensity that 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 conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 13, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.