

FILE NO.: Z-4470-M

NAME: Chenal Park Centre Short-form PCD

LOCATION: 15100-15198 Chenal Parkway

DEVELOPER:

Chenal Park Center, LLC/Chenal Park Center II, LLC
PO Box 22407
Little Rock, AR 72221
501-219-0919

OWNER/AUTHORIZED AGENT:

Chenal Park Center, LLC/Chenal Park Center II, LLC/Owner
Crafton Tull/Authorized Agent

SURVEYOR/ENGINEER:

Crafton Tull /Surveyor & Engineer

AREA: 6.21 acres NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.16

CURRENT ZONING: C-2, Shopping Center District

ALLOWED USES: C-2 Uses

PROPOSED ZONING: PCD, Planned Commercial Development

PROPOSED USE: Office, Commercial, and Retail Uses

VARIANCE/WAIVERS:

1. Vehicles backing into a service easement
2. Lots without direct access to a public street

BACKGROUND:

This property is located on the north side of the 15000 block of Chenal Parkway and is situated within the Chenal Design Overlay District.

On August 16, 1988, it was zoned C-2, Shopping Center District after the adoption of Ordinance Number 15,530.

A preliminary plat was approved by the planning commission on November 19, 2015, to subdivide the majority of this parcel into four commercial lots.

A Zoning Site Plan Review was approved by the planning commission on August 31, 2017 for Lot 2, the westernmost lot and a final plat approved for Lot 2 in January 2018. This site plan approved the development of a single commercial structure.

The entire site was replatted in November 2017. Five lots were created. Four lots have frontage along Chenal Parkway. A fifth lot situated to the north would access Chenal Parkway via an access and utility easement.

On June 28, 2018, another two commercial structures were approved by the planning commission through the Zoning Site Plan Review process. The buildings are on Lots 3 and 4.

An application was submitted in September 2018 for an additional monument sign on Lot 3 to serve the development on the rear lots. This request would have created a PCD for the entire property, as the proposed sign did not conform to the Chenal Design Overlay District limiting each parcel one monument sign of up to 100 square feet in area and 8 feet in height. This item was withdrawn by the applicant, as they were unable to develop a site plan for the northern portion of the property that the proposed sign was intended to serve.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

This proposal is to provide sites for the development of a 30,450 square foot, three-story office building on Lot 1 and an 8,800 square foot child development center on Lot 5. Lots 2, 3, and 4 are already developed with commercial structures and associated parking.

Lot 1 is 1.93 acres and would have 125 parking spaces dedicated to the users of the office building. Lot 2 has 1.43 acres and will contain 33 parking spaces for the use of that development. Lots 1 and 5 will have a cross access easement between them. These two lots will take their access from existing driveways and curb cuts on Chenal Parkway. Stormwater will be detained on each lot.

B. EXISTING CONDITIONS:

The property is situated north of Chenal Parkway east of Wellington Hills Road. The portion of the site fronting onto Chenal Parkway is developed with three commercial structures intended for multiple tenant occupancy.

To the north is an apartment complex that shares an access drive to Chenal Parkway with the subject property.

Another apartment complex was recently completed to the south across Chenal Parkway. To the east of this development is a single-family neighborhood.

Additional commercial development is found to the west.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any public comments on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Parkway Place, Villages at Wellington and St. Charles neighborhood associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalk should be extended to the fronts of the proposed buildings from Chenal Parkway.
2. A variance is required for the proposed backing into a service easement per Sec. 31-210(h) (7).

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

Little Rock Water Reclamation Authority:

Sewer available to this site.

Retain existing sewer easements.

Entergy:

Entergy does not object to this proposal. Entergy has UG 3-phase power available on south side of proposed development. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

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

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.

The facilities on site will be private. When meters are planned off private lines, private facilities shall be installed to CAW's material 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.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. CAW 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 CAW. The test results must be sent to CAW's Cross Connection Section within 10 days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector valve assembly. If additives are used, a reduced pressure backflow preventer shall be required.

Fire Department:

Full plan review

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.

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 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 received.

F. **BUILDING CODES/LANDSCAPE:**

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.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal Overlay District.
2. 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.
3. 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.
4. 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 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. Landscape areas will need to be added for the commercial building.

5. 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. 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 purposed, shall be provided within the landscape ordinance of the city, section 15-81.

Provide screening and landscape adjacent to the north property line.

6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. 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 comment received.

Planning Division: The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. 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 application is a change the property from C-2 (Shopping Center District) to PCD (Planned Commercial Development) District to allow the area to be a five lot development with three (existing) retail buildings and the addition of a three-story office building and child care facility with signage and common drives etc. The site is within the Chenal Design Overlay District.

Master Street Plan: To the south is Chenal Parkway and it is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway 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: There is a Class I Bike Path is shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles.

Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff asked if there were any alternative uses planned for Lot 5 beyond the proposed child care use. The applicant was also requested to provide the dimensions for the proposed monument sign and dumpster screening. Lastly, additional information specific to the operation of the child care use, such as the proposed drop-off/pick-up path and area and the number of children and employees was requested.

Public works indicated sidewalks should be extended to the fronts of the proposed buildings from Chenal Parkway and a variance was necessary to approve the proposed vehicle backing into a service easement.

The Landscape comments were noted with specific attention directed toward the requirement for screening and landscaping adjacent to the north property line.

The applicant was advised responses and revisions are to be received by March 18, 2020. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

Lot 1 is shown to contain a 3-story office building with a footprint of 100 feet by 60 feet and a maximum square footage of 30,450 square feet. 125 parking spaces are provided. The parking standards of the zoning ordinance require a minimum of one parking space per 400 square feet of floor area, with an allowance of a building between 30,000 and 40,000 square feet to provide 85% of that requirement. The proposed parking exceeds with minimum requirement.

Lot 5 is to be developed with an 8,800 square foot building to be used as a child care center with 33 parking spaces. The zoning ordinance requires child care centers to provide one space for each administrator, teacher, and employee on the largest shift plus one space per facility vehicle plus 1 space per 10 person capacity. The number of staff persons is to be no more than 16 and the number of children is proposed to be 140; therefore, the number of parking spaces proposed would be sufficient to meet the requirements for all the staff and children, as well as for 3 vehicles associated with the operation.

Both Lots 1 and 5 do not have frontage on a public street and would utilize shared access easements from Chenal Parkway. Each lot has such an easement and there would be an additional access easement between these two lots to create sufficient movement.

The desired uses for Lot 1 would be either general and professional office or a restaurant without a drive-thru; however, the request would be to keep the permitted uses within the PCD to those in the C-2, Shopping Center district.

The proposed additional monument sign would be 98 square feet in area with a height of 7-feet 8 and ½ inches. The Chenal Design Overlay District allows such a sign to be no more than 100 square feet in area and no greater than 8 feet in height. This sign would violate the limitation of one sign per parcel; however, the proposed sign is intended for use by the tenants of Lots 1 and 5.

The dumpster locations proposed for Lots 1 and 5 are to be fully enclosed by screens of masonry and concrete block with opaque steel gates.

It is intended for parents of children under care at the child care center to park in the area provided to the east of the building on Lot 5 and to then to escort the children into the building.

The play area situated to the north of the child care center would be enclosed with an opaque wood or vinyl coated chain link fence with gates for access and maintenance.

Sidewalks and marked pedestrian paths are shown on the revised site plan to provide a connection from the proposed new buildings to Chenal Parkway.

A variance has been requested to allow parking spaces with vehicles backing into service easements.

The applicant will comply with the landscaping requirements. Details on the specifics will be determined at the time of permitting.

It appears all technical issues have been addressed.

Staff supports the proposed site development and uses. Staff also supports the additional monument sign on Lot 3 which would provide signage for the tenants of Lots 1 and 5.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

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 noes and 1 absent.