

FILE NO.: Z-6610-A

NAME: Fitness for Life Short-form PD-O

LOCATION: Located at 9414 Colonel Glenn Road

DEVELOPER:

Curtis White
5911 Timber Side Road
Little Rock, AR 72204

SURVEYOR:

Blaylock Threet Engineers, Inc.
1510 South Broadway
Little Rock, AR 72202

ARCHITECT:

Woods Group
Attn. Ron Woods
2200 Main Street
Little Rock, AR 72206

AREA: 1.136 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: PD-O

ALLOWED USES: Office

PROPOSED ZONING: Revised PD-O

PROPOSED USE: Health studio or spa

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 17,490 adopted by the Little Rock Board of Directors on February 16, 1999, rezoned the site from R-3, Single-family to PD-O. The approval allowed the use of an existing one story frame residential structure as an office use.

The approval also allowed the construction of a 50-foot by 60-foot frame accessory building immediately north of and behind the existing structure. It does not appear the accessory structure was constructed on this site.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a revision to the previously approved PD-O to allow the redevelopment of the site with a new fitness center. The structure is approximately 9,800 square feet and is comprised of a training room, equipment room, ½ gym floor, men and women restrooms with locker areas and showers, office and a small café. No cooking will occur on the premises and only pre-packaged food items will be sold. The site plan includes 20 parking spaces. The owner is a trainer and his clients are scheduled to use the facility by appointments. The facility is not open to the general public as a typical health studio spa may be.

B. EXISTING CONDITIONS:

This area along Colonel Glenn Road contains a mixture of uses and zoning. There is a church located immediately east of the proposed site, with single-family residences to the west and south across Colonel Glenn Road. A utility contracting business is located further west along the south side of Colonel Glenn Road, with the Farmer's Association farm supply business located across Colonel Glenn Road to the southwest.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the John Barrow, the Tall Timber, the West Heights Place and the Westwood Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Colonel Glenn 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. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to the street including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. AHTD denied the proposed street improvements as proposed by Public Works staff. A payment in-lieu of construction for the widening of Colonel Glenn Road for the local contribution to a future AHTD widening project should be provided. If the in-lieu payment is not used in 10 years, the applicant can request the payment returned, with interest.

3. 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.
4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
5. 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.
6. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
7. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, gsimmons@littlerock.org or 501.379.1813 for more information.
8. How is the adjacent property to the west proposed to take access? The neighbor's driveway appears to take access from the subject property.
9. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists on the north side of Colonel Glenn Road along the south side of the property. Contact Entergy in advance regarding future service requirements and additional facilities location(s) as this project 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. 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.
6. Contact Central Arkansas Water regarding the size and location of water meter.
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. 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.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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.

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.

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.

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 (Captain Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is located on CATA Bus Route #14 – the Rosedale Route.

F. ISSUES/TECHNICAL/DESIGN:

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Office (O) for this property. 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 applicant has applied for a rezoning from PDO (Planned District Office) to PDO (Planned District Office) to allow the construction of a physical fitness center on the site.

Master Street Plan: Colonel Glenn Road is 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 Colonel Glenn 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 Colonel Glenn 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. 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.
3. Trees and shrubs are required to be placed adjacent to street right-of-way. Plant material is to be provided at the rate of one (1) tree and three (3) shrubs for every 30 linear feet. Existing trees and vegetation can be used to satisfy landscape requirements.

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.
5. There is approximately seven thousand five hundred (7,500) square feet of vehicular use area. Approximately six hundred (600) square feet of interior landscape area will be required.
6. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. An irrigation system shall be required for developments of one (1) acre or larger.
8. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
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. SUBDIVISION COMMITTEE COMMENT: (June 24, 2015)

The applicant was present. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff requested additional information concerning the proposed use of the property. Staff requested the applicant provide the proposed signage plan, the days and hours of operation and the location of any proposed dumpster facilities and the days and hours of dumpster service.

Public Works comments were addressed. Staff stated a dedication of right of way was required to meet the master street plan requirement. Staff stated the property was located on a State Highway. Staff stated the Highway Department had denied staff's request for widening of Colonel Glenn Road. Staff stated in-lieu of widening they were requesting a payment equal to the cost of the widening to be held by the City for a match should the State widen the street. Staff stated the property to the east appeared to take access across this property. Staff stated an access easement should be granted to allow their driveway to remain as currently configured. Staff stated moving the driveway on this site and to the west was a concern due to the sight distance to the west along Colonel Glenn Road.

Landscaping comments were addressed. Staff stated buffers would be required around the site's perimeters. Staff stated eight percent (8%) of the vehicular use area must be designated for green space. Staff stated for developments less

than one (1) acre irrigation was not required but a water source within 75-feet was to be provided.

Staff noted the comments from the various other agencies. 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 to staff addressing most of the issues raised at the June 24, 2015 Subdivision Committee meeting. The applicant has provided the proposed signage plan, the days and hours of operation proposed use of the property and noted there will not be a dumpster located on the site.

The structure is approximately 9,800 square feet. Within the building is a training room, equipment room, ½ gym floor, men and women restrooms with locker areas and showers, office and a small café. No cooking will occur on the premises and only pre-packaged food items will be sold. The facility is not open to general public on a walk in basis. The fitness center owner trains one on one and fitness classes. Outdoor activities may occur with the fitness center. Any area of outdoor activity will be screened by a wood fence. The hours of operation are Monday through Saturday from 5:00 am to 9:00 pm and Sunday from 2:00 pm to 6:00 pm.

The applicant has indicated a single ground sign will be placed along Colonel Glenn Road. The sign will comply with signage allowed in office zones or a maximum of 6-feet in height and 72 square feet in area. Building signage will be placed on the front facades of the building and along the south side with frontage on Colonel Glenn Road. Signage is proposed to comply with signage allowed in office zones or a maximum of ten (10) percent of the façade area.

The building will be a combination of brick, masonry and EFIS with aluminum fascia trim. The maximum building height is 29-feet for all the buildings.

The applicant has indicated a payment in-lieu of street construction will be provided along Colonel Glenn Road. The applicant has indicated a dedication of right of way as per the Master Street Plan will be provided. The applicant has indicated an easement will be provided to the adjacent property owner to allow their existing driveway to remain.

Staff is supportive of the applicant's request. The applicant is proposing a revision to the previously approved Planned Development to allow a fitness trainer, health studio or spa, to construct a new building on the site. The applicant has indicated compliance with the landscape and buffer ordinances will be adhered to upon redevelopment of the site. To staff's knowledge there are no remaining outstanding technical issues associated with the request.

I. STAFF RECOMMENDATION:

Staff recommends 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 recommends the applicant provide an in-lieu payment for the cost of street construction to Colonel Glenn Road.

PLANNING COMMISSION ACTION:

(JULY 16, 2015)

The applicant was present. There were no registered objectors present. 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 the applicant provide an in-lieu payment for the cost of street construction to Colonel Glenn Road. 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.