

FILE NO.: Z-5258-G

NAME: Rowan Development – Revised PCD

LOCATION: 12210 W. Markham Street

DEVELOPER:

Rowan Development, LLC (Owner)
12206 W. Markham Street, STE 110
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Vernon J. Williams (Agent)
Garnat Engineering, LLC
PO Box 116
Benton, AR 72018

SURVEYOR/ENGINEER:

Vernon J. Williams
PO Box 116
Benton, AR 72018

AREA: 0.024 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.16

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On December 4, 2003, the Little Rock Planning Commission approved the expansion of the automobile dealership (Parkway Mazda). On January 6, 2004, the Little Rock Board of Directors adopted Ordinance No. 19,022 to allow the automobile dealership to expand the proposed area. On March 27, 2012, The Board of Directors passed Ordinance No. 20,557, which revised the previously approved PCD to allow C-3 and O-2 uses for the site.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to revise the existing PCD to allow for the construction of a billboard sign adjacent to the existing building and to create a billboard easement. All remaining aspects of the previously approved PCD will remain unchanged.

B. EXISTING CONDITIONS:

The property contains an existing 5,270 square foot, one-story brick-frame structure, which was constructed in 2016. Properties in the general area contain commercial zoning and uses in all directions.

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: No comments

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 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 provided 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 buildings 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 2021 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 exceeds 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 2021 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 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 allows 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 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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any required landscaping must comply with Chapter 15 of the City's Landscaping Code.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) 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 to revise the existing PCD to allow for a billboard sign to be located on the east façade, adjacent to the existing building.

Surrounding the application area are commercial uses in a Commercial (C) area. East of the application site is an area of Park and Open Space (PK/OS) which buffers the floodway of Rock Creek.

This site is not located in an Overlay District.

Master Street Plan:

West Markham Street is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Standard right-of-way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and additional 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:

On December 4, 2003, the Little Rock Planning Commission approved the expansion of the automobile dealership (Parkway Mazda). On January 6, 2004, the Little Rock Board of Directors adopted Ordinance No. 19,022 to allow the automobile dealership to expand the proposed area. On March 27, 2012, The Board of Directors passed Ordinance No. 20,557, which revised the previously approved PCD to allow C-3 and O-2 uses for the site.

The applicant is proposing to revise the existing PCD to allow for the construction of a billboard sign adjacent to the existing building and to create a billboard easement. All remaining aspects of the previously approved PCD will remain unchanged.

The property contains an existing 5,270 square foot, one-story brick-frame structure, which was constructed in 2016. Properties in the general area contain commercial zoning and uses in all directions.

The site plan shows the proposed sign pole to be located near the southeast corner of the building. The applicant notes the billboard easement will be thirty-five (35) feet from the front (south) property line. The applicant also proposes to create a billboard easement along the east façade of the building. However, the proposed billboard easement encroaches into a shared ingress-egress easement which serves the properties to the east and north.

Staff requested the applicant to provide sign graphics with dimensions (height, area, setback from the property line) and was provided the following statement:

“We are unable to provide graphics at this time, as this billboard will be rented, and graphics will be dependent on lease.”

Although the proposed billboard sign complies with the distance requirement from an existing billboard, staff does not support the proposed revision to place a billboard pole and sign adjacent to the existing building, nor does staff support the proposed billboard easement as it encroaches into the ingress-egress easement which is shared with the properties to the east and north. Staff feels the proposed billboard location and easement creates safety concerns for the building’s occupancy and the proposed billboard easement encroachment could have an adverse impact on traffic flow entering and exiting the site.

I. STAFF RECOMMENDATION:

Staff recommends denial of the proposed revised PCD zoning.

PLANNING COMMISSION ACTION:

(JUNE 13, 2024)

The applicant was present. Staff presented the item and a recommendation of denial as outlined in the “staff analysis” above. There were no persons present in opposition. After some discussion, the applicant requested a deferral. There was a motion to defer the application to the July 11, 2024 Planning Commission Agenda. The motion was seconded. The vote was 10 ayes, 0 nays and 1 absent. The application was deferred to the July 11, 2024 agenda.

STAFF UPDATE:

The applicant submitted revisions to the Revised PCD application to staff on June 21, 2024. The applicant has revised the application as follows:

- The proposed billboard has been moved from the east side of the existing building to a landscaped area in front of the building.
- The proposed billboard will cantilever over the existing building, at the southwest corner of the building.
- The proposed billboard has been removed from any ingress/egress easement.
- The revised billboard placement will not impact the existing building’s footings/foundation, nor will the existing sidewalk or driveway in front of the building be disturbed during billboard construction.
- The applicant has submitted graphics for the proposed billboard. The billboard will have an overall height of 35 feet and a sign area of 12 feet by 24 feet (288 square feet).

Staff is supportive of the revised application. Staff views the request as reasonable. The applicant has made the necessary revisions to satisfy staff’s initial concerns. The proposed billboard complies with the typical standards of the City’s Zoning Ordinance regarding billboard placement. The proposed billboard will be located over 1,000 feet from the nearest billboard, which is located to the east along W. Markham Street.

REVISED STAFF RECOMMENDATION:

Staff recommend approval of the Revised PCD zoning, subject to the comments and conditions outlined in paragraphs E and F, and the staff analysis/update, of the agenda staff report.

PLANNING COMMISSION ACTION:

(JULY 11, 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 8 ayes, 0 nays and 3 absent. The application was approved.