

FILE NO.: Z-5959-D

NAME: Stagecoach Properties, LLC – PCD

LOCATION: 3204 Shackleford Pass

DEVELOPER:

Big Tires Properties, LLC
5423 Kavanaugh Boulevard
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Jeff Yates (Agent)
Flake & Company
10802 Executive Center Drive, Suite 300
Little Rock, AR 72211

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting
1926 Salem Road
Benton, AR 72019

AREA: 1.30 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11

CENSUS TRACT: 24.08

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 9, 2014, the Planning Commission approved renewal of the previously expired application to allow for the use of the property to be developed as a contractor's storage yard and office-warehouse with conditions. On February 11, 2014, the Board of Directors passed Ordinance No. 20,841 to allow the property to be developed for the contractor's yard and office-warehouse use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to rezone the property from PD-C to PCD to allow for the sale and installation of automotive parts, as well as servicing primarily 4x4 passenger vehicles. All aspects of the previously approved uses will remain unchanged, including C-3 permitted uses as alternate uses for the property.

B. EXISTING CONDITIONS:

There are two (2) existing buildings on the property, a 1-story, brick and metal office building, approximately 5,157 square feet in area in the eastern portion of the property and a 1-story, metal warehouse building approximately 5,020 square feet in area in the western portion of the property. There is a mixture of zoning and uses in all directions surrounding the site.

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:

1. If necessary, submit wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.

3. Contact Central Arkansas Water regarding the size and location of the water meter. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
4. 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. Central Arkansas Water (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 ten 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.
5. 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 backflow preventer shall be required.

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. 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 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 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 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 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 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 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 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals' 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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-430 Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to rezone from PD-C to PCD.

Surrounding the application area to the north and east the Future Land Use Map shows Mixed Use (MX). North of the subject site is a forested tract zoned R-2. East is a largely forested tract zoned MF-12. Southeast of the subject site across Shackelford Pass is a PD-C with a contractor's office, and several forested parcels zoned R-2. Abutting the subject site on the south is an office in a PD-O, and a mini-storage under development is zoned C-4.

This site is not located in an Overlay District.

Master Street Plan:

Shackleford Pass is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Shackleford Pass. 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 is now proposing to rezone the property from PD-C to PCD to allow for the sale and installation of automotive parts, as well as servicing primarily 4x4 passenger vehicles. All aspects of the previously approved uses will remain unchanged, including C-3 permitted uses as alternate uses for the property.

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The applicant proposes to increase the overall square footage of the warehouse building located in the rear portion of the property. The expansion will include 50.2 x 25 square foot additions on the east and west sides of the warehouse building thus increasing the overall square footage to 6,275 square feet. The proposed building setbacks will be thirty-six (36) feet from the west property line, twenty (20) feet from the north property line and represent the only modification to the warehouse building's footprint. The building footprint of the office will remain unchanged.

An access drive from Shackleford Pass is located at the southeast corner of the property. An existing paved parking area is located on the south side of the existing office building. The rear portion of the property is a gravel vehicular use area which surrounds the existing warehouse building. Staff believes the existing parking plan will be sufficient to serve the proposed use of the property.

The hours of operation will be from 8:00am to 5:00pm, Monday through Saturday.

The applicant is not requesting to modify or place any additional signage at this time. Any new signage must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

The site plan does not show a dumpster area on the property at this time. Any dumpster placed on the property must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing additional lighting at this time. Any future lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested rezoning of the property. The only issue with the applicant's request is a use issue. Staff believes that the proposed use will have no adverse impact on the general area. Zoning of similar intensity is located in the immediate area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(AUGUST 8, 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 9 ayes, 0 nays, 1 Recused (Hart) and 1 absent. The application was approved.