

FILE NO.: Z-4167-F

NAME: Redbridge Development – Storage Facility – PD-C

LOCATION: 9715 Colonel Glenn Road

DEVELOPER:

Redbridge Development, LTD
817 Edswood Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

Donald W. Brooks, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 3.96 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 12 CENSUS TRACT: 24.05

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On October 19, 2021, the Little Rock Board of Directors adopted Ordinance No. 22,046 which approved a Planned Development located at 9715 Colonel Glenn Road. The planned development allowed Metro Towing to utilize the site as a towing service/tow storage yard. The site was not developed for the towing service.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to develop the property located at 9715 Colonel Glenn Road to allow for the development of a self-storage facility.

B. EXISTING CONDITIONS:

The site contains four (4) existing buildings located on the northern half of the property. Properties to the east and west contain R-2 zoning and uses. Properties to the north and south contain R-2 single-family with a Conditional Use Permit (CUP) for a church. Both the north and south sides of the Colonel Glenn corridor, moving east and west contain Planned Developments, C-3, C-4, O-2, O-3 and I-2 zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 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. A grading permit might be required prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
2. If a grading permit is not required for the proposed site work, all construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.
3. 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.

4. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
5. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. 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.
6. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
7. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
8. 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.
9. 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).
10. 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.
11. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
12. Obtain Traffic Control permits prior to doing any street cuts or curb cuts. Obtain Traffic Control permits prior to doing any work on city streets or in the right-of-way. Contact Traffic Engineering at 501-379-1800 for more information.

13. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
14. Per City Code 31-210, maximum driveway width allowed is 36 feet for a commercial property adjacent to an arterial street. Label proposed driveway width on plans.
15. Colonel Glenn is classified as a principal arterial per City's Master Street Plan. Therefore, dedicate 55 feet of total right of way from centerline of Colonel Glenn per master street plan. Additional right of way, if required, beyond existing ARDOT right of way shall be dedicated to the City of Little Rock.
16. 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.
17. Since City required boundary street improvements will take place in ARDOT right of way, these improvements required by City's boundary street ordinance is subject to approval from ARDOT District 6. Please contact ARDOT District 6 Permit officer at 501-569-2266 to submit for review and approval of boundary street improvement construction plans within ARDOT right of way.

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:

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.

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 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 places 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 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.

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 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: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: The request is in the 65th Street West Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use (MX) 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 a revision of an existing PDC, Planned Development Commercial District to allow for the development of mini-warehouses on this property.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the west and east from the site. Public Institutional (PI) is shown on the Plan Map to the south and north, across Colonel Glenn Road. To the northeast, across Colonel Glenn Road, is shown for Residential Low Density (RL). The Mixed Use (MX) 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 land both to the west and east of the application area is zoned R-2, Single Family District. To the east are single-family houses and to the west is vacant land. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The land both to the north and south is zoned R-2 Single Family District with Conditional Use Permits (CUP) for a church. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This land, north of the Colonel Glenn Road, is zoned R-2, Single Family District. There is an existing single-family house on the land.

Master Street Plan: To the north is Colonel Glenn Road, it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial serves through traffic and connects major traffic generators 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 is not built to standard and may require dedication of right-of-way. It may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Colonel Glenn Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles. No bicycle facilities have been constructed in this area.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant is proposing to develop the property located at 9715 Colonel Glenn Road to allow for the development of a self-storage facility. The applicant proposes

to demolish several existing buildings which include the structure along Colonel Glenn Road, a shed and wall along the east property line and two (2) metal sheds along the west property line.

The remainder of the existing buildings on the property will be utilized and will contain the following number of storage units located throughout the site:

- Sixteen (16) 12'x30'
- Forty-six (46) 10'x25'
- Twenty-one 14'x45'
- Thirty-four (34) 10'x20'
- Ten (10) 10'x30'
- Eight (8) 10'x24'
- One (1) 19.5'x30'

The site is will be accessed via a single 56' wide existing asphalt driveway along Colonel Glenn Road. The applicant provides ample vehicular maneuvering room/lanes ranging from 56.4' to 62.4' between the three (3) rows of storage units throughout the site. All of buildings will be constructed of metal. The applicant is not proposing any outdoor storage for vehicles, RVs, boats, etc.

An office will be located in the northeast corner of the site along Colonel Glenn Road and will align with the existing buildings. The site plan shows a 5' concrete sidewalk leading from the office towards two (2) employee parking spaces and two (2) additional spaces, one being handicap, for customer parking. Parking shown of the site plan complies with the City's Zoning Ordinance. Staff feels the existing parking will be sufficient to serve the proposed use.

The applicant notes a new fence with a keypad gate will be located along Colonel Glenn Road. The existing fence along the rear (south) and side (west) property lines will remain intact.

All of the existing and proposed buildings and building additions will be one-story in height. The site plan notes eleven (11) feet of green space along the east property line and twenty-one (21) feet of green space along the west property line.

The applicant notes operating hours for the office and storage facility will be from 6am to 10pm.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-555 (signs permitted in commercial zones).

The applicant is not proposing any dumpsters at this time. Any future dumpster must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

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

Staff is supportive of the requested PC-D zoning to allow the use as a self-storage facility. Staff feels the request is reasonable. Commercial zoning and uses exist within the general area east and west along the Colonel Glenn corridor. The proposed PD-C zoning will represent a continuation of the zoning pattern in this area. With maintenance of the screening along the rear (south) and side (west) property lines, the proposed use should have no adverse impact on the residential properties in the general area. To staff's knowledge, there are no outstanding issues associated with this request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PC-D zoning, subject to compliance with the comments and conditions outlined in paragraph D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 11, 2022)

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 remained on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 1 absent and 1 open position.