

FILE NO.: Z-9151

NAME: Porter Short-form PCD

LOCATION: Located on the southeast corner of Highway 10 and Ferndale Cutoff Road

DEVELOPER:

Winifred Porter Trust
3334 Parkway Boulevard
Land O Lakes, FL 34639

ENGINEER:

McGetrick Engineering
P.O. Box 30441
Little Rock, AR 72260

AREA: 4.23 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 19 - Chenal

CENSUS TRACT: 42.13

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family – non-conforming commercial

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District and Commercial uses with outdoor materials and inventory such as landscape nursery and/or outdoor playground equipment

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction. The property has historically been used as a commercial use. The property was developed as a landscape nursery and is currently being used for outdoor display of playground equipment. The request is to rezone the property to PCD, Planned Commercial Development, to allow the use of the site for future users as a use within the C-3, General Commercial District zoning classification and also to allow the placement of outdoor display of

merchandise as has been used in the past such as landscaping plants and/or outdoor playground equipment.

B. EXISTING CONDITIONS:

The site has a scattering of trees and is located at the southeast corner of Highway 10 and Ferndale Cutoff Road. The site is being used as a commercial use with the outdoor display of playground equipment. The property to the west was recently rezoned to a PCD to allow a mini-warehouse development. North of the site is the West Pulaski County Volunteer Fire Department. To the south of the site are single-family homes. Further to the west along Highway 10 at the Barrett Road intersection is a commercial node containing a small grocery, a church, a contractor's office and small portable building sales.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the Nowlin Creek Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Ferndale Cutoff is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required. At arterial-arterial intersections, an additional 10 feet of right-of-way should be dedicated for 250 feet in length for a future right turn lane.
2. Highway 10 is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
3. A 100-foot radial dedication of right-of-way is required at the intersection of Ferndale Cutoff and Highway 10.
4. Portions of the subject property shows to be within the regulatory floodplain. Contact Pulaski County Planning Department about specific conditions and regulations.
5. With future site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Highway 10 and Ferndale Cutoff including 5-foot sidewalks with the planned development.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Contact Entergy in advance to discuss adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: Dedicate R.O.W. to meet City of Little Rock Master Street Plan.

Rock Region Metro: Location is not currently served by METRO. We have no comments regarding this PCD.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Commercial (C) and Park/Open Space (PK/OS) for this property. The 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. Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The applicant has applied for a rezoning from an existing non-conforming R-2 (Single Family) use to PCD (Planned Commercial Development) to allow the site with C-3 (General Commercial District) uses as well as limited outdoor display as the existing playground equipment materials associated with a plant nursery. The request is within the Highway 10 Overlay District.

Master Street Plan: To the north-east of the property is Highway 10, to the west of the property is Ferndale Cutoff Road and they are both shown as Principal Arterials 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 Highway 10 and Ferndale Cutoff Roads since they are Principal Arterials. These streets 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 shown along Highway 10. A Bike Path is to be a paved path physically separate for the use of bicycles. A Class II Bike Lanes are shown along Ferndale Cutoff Road. This Bike Lane provides a portion of the pavement for the sole use of bicycles.

Landscape: Any future redevelopment of the site will require compliance with the City's landscape and buffer ordinances.

G. SUBDIVISION COMMITTEE COMMENT: (July 20, 2016)

Mr. Pat McGetrick was present representing the applicant. Staff stated there were few outstanding technical issues associated with the request. Staff questioned the proposed signage plan, the placement of any proposed fencing along with the material and total height of the proposed fencing and the proposed days and hours of operation.

Public Works comments were addressed. Staff stated a radial dedication of right of way was required at the intersection of Ferndale Cutoff and Highway 10. Staff stated right of way dedication along Ferndale Cutoff was required at 55-feet from centerline to conform to the Master Street Plan. Staff stated with future site development street construction to the abutting streets would be required.

Landscaping comments were noted. Staff stated any future redevelopment of the site would require compliance with the minimum development standards of the City's landscape and buffer ordinances.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant has provided staff with the proposed signage plan, indicated the proposed fencing and locations and indicated the days and hours of operation for the businesses located on the site.

The applicant is requesting to rezone the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the current use and future use of the site with C-3, General Commercial District uses. In addition the applicant is requesting to be allowed to use portions of the site for outdoor display as has historically has been use such as a former landscape business and the current business which sells outdoor play equipment.

The property is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction. The property has historically been used as a commercial use. The site contains 4.22 acres of which a portion is located

within the floodway. The applicant is not proposing any development or future development within the floodway area. The entrance drive to the site is from Ferndale Cutoff. The building and paved area represent 12 percent of the total site area. A large portion of the site is not being used. The display of play equipment is located along each side of the driveway entrance within grassed areas.

The days and hours of operation are from 7:00 am to 6:00 pm Monday through Saturday. On occasion the business may operate on Sunday on an appointment basis.

A single ground sign six (6) feet in height and 72 square feet in area is proposed for the development. The site plan indicates building signage, limited to ten (10) percent of the façade area, on the northern and western facades is proposed for the building. The signage as proposed is consistent with signage allowed per the Highway 10 Design Overlay District.

Staff is supportive of the applicant's request. The applicant is proposing to utilize the site in its current condition. Any redevelopment of the site would require the applicant to seek approval of a revised site plan via an amendment to the PCD zoning.

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.

PLANNING COMMISSION ACTION:

(AUGUST 11, 2016)

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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.