

FILE NO.: Z-6973-I

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NAME: Lots 2 & 3 – The Villages at Colonel Glenn – Revised PCD

LOCATION: 12121 Colonel Glenn Road

DEVELOPER:

Riverside Properties, LLC (Owner)  
PO Box 3157  
Little Rock, AR 72203

OWNER/AUTHORIZED AGENT:

Tim Daters (Agent)  
White –Daters & Associates  
24 Rahling Circle  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White –Daters & Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 4.2 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 7                                      PLANNING DISTRICT: 12                      CENSUS TRACT: 24.05

CURRENT ZONING:                      PCD

VARIANCE/WAIVERS:                      None requested.

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A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant proposes to amend the previously approved PCD zoning to expand the parts storage area and service bay to the existing Subaru Dealership located at 12121 Colonel Glenn Road. The expansion will include thirty-eight (38) new service stalls and one (1) new tire service stall. All other aspects of the previously approved PCD will remain unchanged.

B. EXISTING CONDITIONS:

The property contains an existing 22,121 square foot auto dealership and carwash located in the south west portion of the site. The site lies west of Interstate 430 and north of David O. Dodd Road. An existing access drive along Colonel Glenn Road provides access to a parking lot from the north. A second access drive is located along Lawson Road in the western portion of the property. Planned developments, C-3 and C-4 zoning and uses exist in all directions. R-2 zoning abuts the site to the west.

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: 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 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.

**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 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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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.
4. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
5. 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. Trees shall be included

in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.

6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
8. 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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments Received.

Planning Division:

The request is in the 65<sup>th</sup> Street West District. The Land Use Plan shows Commercial (C) and Mixed Office and Commercial (MOC) for the requested area. The Commercial (C) category provides for 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 Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The application is a revision to an existing Planned Commercial Development (PCD) District to allow for expansion of a car dealership.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the northeast and southeast (across Bowman Road and David O Dodd Road respectively). The Mixed Office and Commercial (MOC) designation is shown to the north (across Colonel Glenn Road) and to the southwest. Office (O) is shown on the Plan to the south (across David O Dodd Road). To the west (across Lawson Road) the Plan shows Service Trades District (STD). The Commercial (C) category provides for 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. To the northeast is land zoned C-3, General Commercial District. This is the location of Baptist College of Nursing. To the southeast is land zoned C-4, Open Display Commercial District and C-3, General Commercial District. There are several car dealerships and a movie theater on this land. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. To the north is an office warehouse/showroom development with a zoning of Planned Office Development (POD) District. To the southwest is a mostly wooded tract with a zoning of Planned Commercial Development (PCD) District. 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. To the south (across David O Dodd Road) is land zoned O-3, General Office District. There is a rehabilitation center and a dentist office on this land. The Service

Trades District (STD) provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. To the west, across Lawson Road, is a Planned Development Commercial (PDC) District zoned area with a contracting company. There is also land zoned R-2, Single Family District with single-family houses on the lots.

Master Street Plan: To the north is Colonel Glenn Road, it is shown as a Principal Arterial on the Master Street Plan. To the east and southeast is David O Dodd Road, it is shown as a Minor Arterial on the Master Street Plan. To the west is Lawson Road, it is a Local Street 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. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on David O Dodd Road since it is a Minor Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". 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 II Bike Route shown on both Colonel Glenn Road and David O Dodd Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

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

H. ANALYSIS:

The applicant proposes to amend the previously approved PCD zoning to expand the parts storage area and service bay to the existing Subaru Dealership located at 12121 Colonel Glenn Road. The expansion will include thirty-eight (38) new service stalls and one (1) new tire service stall. All other aspects of the previously approved PCD will remain unchanged. The site lies west of Interstate 430 and north of David O. Dodd Road. An existing access drive along Colonel Glenn Road provides access to a parking lot from the north. A second access drive is located along Lawson Road in the western portion of the property.

The service bay addition will be aligned with the existing service bay area, however the front façade will extend slightly more forward to the north. The rear of the proposed service bay addition will align with the existing rear wall of the service bay along the south property line.

The existing service bay is 18,000 square feet. The applicant proposes to increase the square footage by 23,300 square feet. This will bring the total square footage of the service bay to 41,300 square feet.

The applicant is also proposing to expand the existing 3,000 square foot parts department by 2,261 square feet. This brings the total area of the parts department to 5,261 square feet. The expansion of the service bay area and parts department (internally) will result in a total building footprint increase of 23,300 square feet. The applicant notes the building height will not exceed thirty-five (35) feet in height.

There is an existing carwash located off the southwest corner of the parts department that will remain. The applicant is proposing no changes to the carwash at this time.

The site plan indicates building setbacks for the proposed addition are over fifty (50) feet from the north and west property lines, and over twenty (20) feet from the south and east property lines.

The applicant is providing 184 onsite parking spaces and 55 parking spaces for the service bay area for a total of 239 spaces. The site plan indicates most of the parking to be located towards the front of the building along Colonel Glenn Road. Additional parking (63 spaces) is located to the west of the building with ingress/egress along Lawson Road. Staff feels the existing parking combined with the proposed parking is sufficient to serve this use.

The facility will have one-hundred (100) employees. Operating hours will be from 7:00am to 7:00pm Monday through Saturday and 1:00pm to 6:00pm on Sundays.

The applicant is proposing no signage at this time. All future signage must comply with Section 36-555 (signs permitted in commercial zones).

The site plan indicates a dumpster in the northwest portion of the parking lot along Lawson Road. All dumpster areas must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

All sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested revision to the PCD zoning. Staff views the request as reasonable. An Acura dealership is located immediately south of the site, with shared access along this property's south property line. Other major car dealerships are located in the general area along Colonel Glenn Road. Staff believes the proposed expansion is consistent with the use pattern in this area and the development should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD revision, 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:

(OCTOBER 13, 2022)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval as noted in the “staff recommendation” above. There were no further discussion. The application was placed on the Consent Agenda for approval. A motion to approve the Consent Agenda passed by a vote of 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.