

FILE NO.: Z-6323-AA

NAME: The Village at Rahling Road Revised Long-form PCD

LOCATION: Southeast corner of Chenal Parkway and Rahling Road

DEVELOPER:

Deltic Real Estate LLC
7 Chenal Club Boulevard
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Deltic Real Estate LLC/Owner
Tim Daters/Agent

SURVEYOR/ENGINEER:

White-Daters & Associates/Engineer

AREA: 2.66 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.16

CURRENT ZONING: PCD

ALLOWED USES: C-2, Shopping Center and C-3, General Commercial uses

PROPOSED ZONING: PCD

PROPOSED USE: Bank with Drive-Through and ATM

VARIANCE/WAIVERS: None

BACKGROUND:

The initial plan for this property was approved in 1997 when 33.27 acres were rezoned from C-2, Shopping Center to PCD in order to develop a mixed-use shopping center with C-2 uses. Four buildings were shown on Lot 1 and 11 additional lots were laid out with a

landscape buffer set aside in a separate tract along Chenal Parkway. A design manual was included in this approval setting standards such as roof pitch, sidewalks, parking areas, landscaping, and setbacks. This PCD has been amended over time to allow additional development. Also, the landscape buffer along Chenal Parkway was eliminated in 2010 and the area incorporated into the abutting properties, including the subject parcel.

The specific PCD for this parcel was approved in 2014 and was designated for the development of a pharmacy with a drive-through. The building was to contain 13,300 square feet and the site was planned for 86 parking spaces. This PCD also approved the construction of a retail strip center on Lot 5 to the south of this property. These developments were not constructed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The proposed development is for a bank with drive through tellers and an ATM. In addition to typical office and banking uses, the building will include public meeting space. The ATM would be available 7 days a week, 24 hours a day. The bank building would be open Monday through Saturday from 7am to 9pm and occasionally on Sundays. All lighting would be low level and direct to the interior of the site.

B. EXISTING CONDITIONS:

The site is undeveloped and located within the Village of Rahling Road development. The street access, Rahling Circle, is already constructed and is a private drive. The property also abuts Chenal Parkway and Rahling Road. Some initial site preparation was done in conjunction with the initial stages of the larger development. The remainder of the development along Rahling Circle includes office, retail, and restaurant uses.

Property to the north across Rahling Road is undeveloped.

The Promenade at Chenal mixed-use lifestyle center is situated across Chenal Parkway.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks with appropriate handicap ramps adjacent to Chenal Parkway are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
2. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
3. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
4. Storm water detention ordinance applies to this property.
5. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. On commercial streets, driveways should be located at least 250 ft. from intersections and other driveways. A variance must be requested for the north Rahling Circle driveway. The proposed driveway shows to be 65 ft. from the right-of-way and 85 ft from the back of curb on Rahling Road.
7. At least a 20 feet of sufficient sized radial dedication of right-of-way is required at the intersection of Rahling Rd and Rahling Circle.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. Retaining walls designed to exceed 15 ft. in height are required to seek a variance for construction. Provide proposed wall elevations.
10. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
11. Per Sec. 29-190, no more than two hundred (200) feet of terrace can be in a straight line and a minimum of a ten (10) feet curved section, jog, or offset is required for each additional two hundred (200) feet of terrace.
12. Per Sec. 31-210, parking spaces shall not be permitted to back into a service easement. A variance must be requested for the proposed backing into a service easement.
13. Per Sec. 31-210, sidewalks are required on both sides of service easements with a minimum 4 ft. separation from the back of curb.

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

Little Rock Water Reclamation Authority: Sewer Available to this site. Retain existing sewer easements.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. The Entergy facilities in this area are underground. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

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

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.

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.

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.

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.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal Overlay District.
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 right-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 between the vehicular use area used for public parking and the general vicinity of the building. These 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. An irrigation system shall be required for developments of one (1) acre or larger.
 6. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
 7. 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 comment.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. This 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 applicant has applied for a revision to their PCD (Planned Office Development District) to allow construction of a new office/bank building with drive through and ATM on the site. The request is in the Chenal/Financial Design Overlay District.

Master Street Plan: To the west of the property is Chenal Parkway and it is a Principal Arterial on the Master Street Plan. To the North is Rahling Road and it is shown as a Minor Arterial. To the east is Rahling Circle and it is a Local Street 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 Chenal Parkway 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 Rahling 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". A Collector design standard is used for 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: A Class I Bike Lane is shown along Chenal Parkway and Rahling Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. SUBDIVISION COMMITTEE COMMENT: September 18, 2019

The applicant was present. Staff presented the item to the committee. Planning staff asked the applicant to provide information on proposed wall signage and to confirm the public meeting space would not be an event center. Public Works indicated sidewalks with appropriate handicap ramps are required to be installed adjacent to Chenal Parkway. A second comment was made regarding the driveway locations and widths do not meet traffic access and circulation requirements and a variance would be necessary for the north driveway onto Rahling Circle, in addition a sufficiently sized radial dedication would be required at the intersection of Rahling Road and Rahling Circle. In addressing the proposed retaining walls, it was indicated no more than 200 feet of terrace may be in a straight line and a minimum of a 10-foot curved section, jog, or offset is necessary for each additional 200 feet of terrace. Another variance would be required to permit parked vehicles to back into the service easement. In addition, sidewalks are required on both sides of a service easement. Landscaping comments were general in nature reminding the applicant of the typical requirements for screening and landscaping and the site must also comply with the Chenal Overlay District standards. The applicant was informed responses were to be received by September 25, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted a revised site plan addressing comments from the Subdivision Committee.

The public meeting space would not be operated as an event center.

All signage will comply with the zoning ordinance and the Chenal/Financial Parkway Design Overlay. Two monument signs are proposed for the site. One is to be situated at the intersection of Chenal Parkway with Rahling Road and the second would be located near the intersection of Rahling Road with Rahling Circle. The maximum height of a monument sign in an office zone is 6 feet and the

maximum area is 64 square feet. Wall signs may not exceed 10% of the façades with street frontage.

Sidewalks will be required to be constructed along Chenal Parkway in conjunction with the development of this site.

The radial dedication has been shown on the revised plan at the intersection of Rahling Road and Rahling Circle.

An offset has been incorporated into the retaining wall complying with the requirement.

Public Works recommends approval of driveway spacing variances for the north driveway on Rahling Circle due to the expected low amount of traffic generated by the development and the applicant stating no additional driveways will be proposed on Rahling Road. A northbound left turn lane is also proposed to be striping on Rahling Circle at Rahling Road. This turn lane would be approved with the final development plan.

Staff recommends approval of a variance to allow parked vehicles to back into a service easement due to the expected low traffic volumes.

Staff recommends approval of a variance to allow a sidewalk to be constructed only on the north side of the service easement. A sidewalk will be required to be constructed providing access from the right-of-way and between lots at time a building permit is approved for development of Lot 5.

It appears all other technical issues have been addressed.

J. STAFF RECOMMENDATION:

1. Staff recommends approval of the PCD subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.
2. Staff also recommends approval of the variance to allow the driveways to Rahling Circle as proposed.
3. Staff recommends approval of the variance to allow parked vehicles to back into the service easement.
4. Staff recommends approval of the variance to allow a sidewalk to be constructed only on the north side of the service easement.

PLANNING COMMISSION ACTION:

(OCTOBER 10, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation”

above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 noes, and 2 absent.