

FILE NO.: Z-6815-B

NAME: Natural State Concrete Supply – PD-I/OS

LOCATION: 8806 Mabelvale Pike

DEVELOPER:

Brad Suen
3707 Jack Mann Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Jess Griffin
11719 Hinson Road
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Jess Griffin
11719 Hinson Road
Little Rock, AR 72212

AREA: 20.71 NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 CENSUS TRACT: 41.03

CURRENT ZONING: I-2 (Light-Industrial District)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 20.71 acre property from "I-2" Light Industrial District to "PD-I" Planned District – Industrial and "OS" Open Space to allow for the development of a concrete plant. 7.44 acres will serve as the site for a concrete plant. The remaining 13.27 acres will remain undisturbed and designated "open space."

B. EXISTING CONDITIONS:

The area proposed for rezoning is currently undeveloped and tree covered. The property slopes downward slightly from south to north.

C. NEIGHBORHOOD COMMENTS:

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. With the easement serving more than 1 parcel the access easement width should be 60 ft in width. Does the property have the right to use the separate easement located on the north side of the north property line? What is the width of that easement?
2. Mabelvale Pike is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Mabelvale Pike including 5-foot sidewalks with planned development. The new back of curb and driveway apron should be located 18 ft and 16 ft respectively from centerline. Access ramps should be constructed on both sides of an ADA compliant driveway apron in conformance with PW-34.
4. 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. If clearing is proposed beyond the developed area shown on the site plan, an advanced grading variance must be requested.
5. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
6. 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.
7. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
8. The minimum Finish Floor elevation of at least 1 ft above the base flood elevation is required to be shown on plat and grading plans.

9. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Planning and Development for more information.
10. A concrete driveway apron is required be installed per City Ordinance where the private street intersects Mabelvale Pike. The apron should be constructed with a combination asphalt and concrete where the concrete apron begins 16 ft from the Mabelvale Pike striped centerline.
11. Private access is proposed for this property. In accordance with section 31-207, private streets must be constructed to the same standards as public streets. A minimum access easement width of 60 ft is required to be platted and the street constructed to a width of 36 ft from back of curb to back of curb from Mabelvale Pike to the 2nd driveway.

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

Little Rock Water Reclamation Authority: Sewer available.

Entergy: No comments received.

CenterPoint 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.

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.
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 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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

The property is surrounded by more restrictive R-2 properties. Existing mature trees and dense understory vegetation may be able to be applied to meet the minimum code requirements if retained and protected during construction.

3. 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.
4. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
5. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.

6. 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.

Planning Division: The request is in the Geyer Spring West Planning District. The Land Use Plan shows Light Industrial (LI) for the requested area. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The application is to change the property from I-2 (Light Industrial District) to PDI (Planned Development Industrial) District to allow for the future development of a concrete plant on the site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the north, west and southwest. Public Institutional (PI) is shown to the south of the site. Commercial (C) use is also shown to the southeast across Mabelvale Pike. 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. The lands to the north and west shown as RL are undeveloped and wooded. To the southwest is a developed single-family subdivision. 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. This land is the site of ArDOT (Arkansas Department of Transportation), both the District 6 offices and the state headquarters. The Commercial (C) 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. Within the Commercial area is a solvent company and ArDOT materials yard then undeveloped partially wooded land.

Master Street Plan: To the south is Mabelvale Pike and it is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street 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 III Bike Route shown on Mabelvale Pike. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

The applicant proposes to rezone 20.71 acre property from "I-2" Light Industrial District to "PD-I" Planned District – Industrial and "OS" Open Space to allow for the development of a concrete plant. 7.44 acres will serve as the site for a concrete plant. The remaining 13.27 acres will remain undisturbed and designated "Open Space." The proposed use will also include the retail sales of tools, supplies and materials related to the use of concrete.

The proposed development includes a 7800 square foot office/shop building located within the east half of the 7.44 acres. A conveyer/aggregate bin/silo structure will be located on the north side of the office/shop building. Fuel pumps and parking for concrete trucks will be located west of the office/shop building. Paved parking will be located on the east side of the office/slope building, with additional employee parking at the southwest corner of the development. Aggregate storage bins will be located at the southwest corner of the site. The vehicular use area north and west of the office/shop building will have a compacted gravel base to accommodate the large truck traffic.

The applicant notes that the heights of the office/shop and aggregate bin structures will be less than 35 feet. The silo will be enclosed and will have a height of approximately 87 feet. The current I-2 zoning allows a building height of 45 feet.

The applicant is proposing to construct a private street within an access easement from Mabelvale Pike to access the property. The street will be constructed to City standards. There will be two (2) 30 foot wide access drives from the private street. There will be a large landscaped area between the two (2) driveways. The two (2) driveways will be gated near the front of the office/shop building. There will be a twelve (12) foot minimum wall/berm/fence combination enclosing the entire area devoted to the concrete plant.

The applicant is proposing 26 parking spaces for employees and customers. This should be sufficient to serve the proposed concrete plant use. Additional parking for large trucks is located in the rear yard area.

A dumpster area will be located near the northeast corner of the project. The dumpster area must be screened as per Section 36-523 (d).

The applicant is proposing a ground-mounted sign near the southeast corner of the site. All signage must comply with Section 36-554 of the code.

All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the hours of operation for the office/shop building will be from 7:00 AM to 5:00 PM, Monday through Saturday. The concrete plant hours

will be from 6:00 AM to 8:00 PM, Monday through Saturday. The applicant also notes that some jobs may require special hours of operation.

The applicant also notes that the City's Landscape and Buffer Ordinance will be complied with.

The applicant notes that there will be a 75 foot wide undisturbed buffer area along the south property line, 570 foot along the west and 120 foot along the north and front property lines. The applicant also notes that this remainder of the overall property be zoned "OS" Open Space, and will remain undisturbed and tree covered. This represents approximately 13.27 acres of tree-covered buffer space.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PD-I.

Staff is supportive of the proposed PD-I/OS zoning to allow development of a concrete plant. Staff views the request as reasonable. The property is currently zoned "I-2" Light Industrial. There are other industrial zoned properties and uses in this general area. The ArDOT maintenance facilities are located immediately to the south and across Mabelvale Pike to the east. The proposed PD-I zoning and use will represent a continuation of the industrial-type uses and zoning in this area. The proposed development will contain several hundred feet of undisturbed tree-covered buffer space between it and the nearest residential subdivision to the southwest. Staff believes the proposed PD-I zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-I/OS zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 18, 2021)

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 was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.