

FILE NO.: Z-5157-G

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NAME: 1901 Kellett Road Long-form PID

LOCATION: Located at 1901 Kellett Road

DEVELOPER:

Cantrell Drug Company  
7700 North Shore Place  
North Little Rock, AR 72216

SURVEYOR:

Crafton, Tull and Associates  
10825 Financial Center Parkway, Suite 300  
Little Rock, AR 72211

ARCHITECT:

RPPY – Roark, Perkins, Perry Yelvington  
713 West Second Street  
Little Rock, AR 72201-2287

AREA: 13.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 25

CENSUS TRACT: 2

CURRENT ZONING: O-3, General Office District

ALLOWED USES: Office

PROPOSED ZONING: PID

PROPOSED USE: Pharmaceutical manufacturing and I-2, Light Industrial District uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from O-3, General Office District to Planned Industrial Development, PID, to allow the conversion of the former call center to a pharmaceutical manufacturing facility. The applicant is requesting the allowance of I-2, Light Industrial District uses as allowable alternative uses for the site.

The existing facility is approximately 54,900 square feet and there are two (2) additions totaling 11,000 square feet proposed to the building. There are future additions proposed on the north and south sides of the building totaling 25,000 square feet. Loading docks will be added for semi-truck shipping and delivery. The site has been redesigned to accommodate the truck traffic. All materials on the exterior of the building will be similar to the existing materials. The building is owned by the Little Rock Municipal Airport Commission.

B. EXISTING CONDITIONS:

The property was previously used as a call center and is developed with a building and parking. The site sits east of the Bill and Hillary Clinton National Airport/Adams Field. South of the site is the UPS distribution facility. East of the site are a few single-family homes. For the most part the homes located in the immediate area to the east have been removed. Kellett Road is a two lane road with no curb, gutter or sidewalk in place. Fourche Dam Pike is a narrow asphalt street also constructed without curb, gutter or sidewalk.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the East Roosevelt Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Kellett Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. Fourche Dam 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. A 20 foot radial dedication of right-of-way is required at the intersection of Kellett Road and Fourche Dam Pike.
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Fourche Dam Pike with planned development if vehicles from this facility will be using the street. The new back of curb should be located 18 feet from centerline.

5. Stormwater 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 local property owners' association and detailed in the bill of assurance.
6. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
7. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. EAD, Environmental Assessment Division, pretreatment review required. Contact Little Rock Wastewater if additional information is required.

Entergy: Entergy does not object to this proposal. An underground, 3 phase power line already extends to the west side of the existing building and currently provides service through a 750 kVA pad mounted transformer. Contact Entergy in advance regarding future service requirements to the development should they be different than what is currently supplied to the structure.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. 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 the Little Rock Fire Department is required.
4. Contact Central Arkansas Water regarding the size and location of water meter.

5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is currently served on Route 20 Airport. The future service in this area will provide transit hub to door service for access to employment at this location. We request that a wide shoulder at the road entrance to the facility be maintained for transit boarding and further access for pedestrians traveling to the employee entrance be considered.

F. ISSUES/TECHNICAL/DESIGN:

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.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Port Planning District. The Land Use Plan shows Light Industry (LI). The Light Industry 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 applicant has applied for a rezoning from O-3 (General Office District) to PID (Planned Industrial District) to remodel the existing building for pharmaceutical manufacturing facility and is requesting the allowance of I-2, Light Industrial District uses as allowable alternative uses.

Master Street Plan: South of the property is Fourche Dam Pike and it is a Collector; west of the property is Kellet Road and it is a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Local Street 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: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City’s landscape and buffer ordinance requirements.
2. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with the Landscape Ordinance requirements and shall continue to full compliance on a graduated scale.
3. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
4. Any exiting landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was not present. Staff presented the item stating there were few outstanding technical issues associated with the request. Staff stated they would meet with the applicant to resolve any concerns and/or gain any additional information concerning the request prior to the public hearing. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues associated with the request raised by staff. The applicant has provided the days and hours of operation, the proposed signage plan and the proposed development schedule.

The applicant is requesting a rezoning of the site from O-3, General Office District to PID to allow the conversion of the former call center to a pharmaceutical manufacturing facility. The applicant is requesting the allowance of I-2, Light Industrial District uses as allowable alternative uses for the site.

The site contains 13.47 acres with 54,900 square feet of building consisting of 10,957 square feet of office/support space, 26,695 square feet of manufacturing space and 17,257 square feet of warehouse space. There are two (2) additions totaling 11,000 square feet proposed to the building and an addition totaling 25,000 square feet. The additions will take place along each of the existing facades. No addition will encroach into the required landscape or buffer areas. Loading docks will be added for semi-truck shipping and delivery. All employee and truck access to the site will be from Kellett Road and no access to Fourche Dam Pike will be provided.

There are between 650 and 700 parking spaces located on the site depending on the addition areas and their impact on the parking. The Zoning Ordinance typically requires manufacturing, processing and wholesaling (and similar uses or establishments), to provide one (1) space per 600 square feet of gross floor area. Warehouse and storage is to provide five (5) spaces plus one (1) space per 2,000 square feet of gross floor area up to 50,000 square feet; then, in addition to one (1) space per 10,000 square feet above 50,000 square feet or portion thereof. At total build-out 116 parking spaces would be required to serve the manufacturing process and 20 parking spaces to serve the warehousing portion of the development.

The proposed signage plan includes the continued use of the existing monument sign located along Kellett Road. Building signage will be limited to a maximum of ten (10) percent of the front façade, abutting Kellett Road.

All materials on the exterior of the building will be similar to the existing materials. The height of the building will not be increased. The applicant has indicated all parking lot lighting will be directional, directed downward and into the site with full cut-off shields to not affect the property owner to the east. No parking lot pole will exceed 30-feet in height.

Dumpster sites have been included on the site plan. The applicant states the dumpster enclosures will be masonry walls. The applicant states the hours of dumpster service have not been determined. Staff recommends dumpster

service hours be limited to daylight hours or from 7 am to 6 pm Monday through Friday.

The applicant has indicated the initial hours of operation are from 8:00 am to 5:00 pm Monday through Friday. The request includes the allowance of a 24-hour, 7-day per week operation in the future.

Staff is supportive of the applicant's request. The building is owned by the Little Rock Municipal Airport Commission. Upon rezoning requests the Airport Commission has been seeking to rezone their ownership to an industrial designation, (I-2, Light Industrial District) which allows for airports and airport operations. In this case the Planned Industrial Development District with I-2, Light Industrial District uses is being requested. Staff feels the request is appropriate and feels the rezoning as requested by the applicant is appropriate.

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.

Staff recommends dumpster service hours be limited to daylight hours or from 7 am to 6 pm Monday through Friday.

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PLANNING COMMISSION ACTION:

(FEBRUARY 25, 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. Staff presented a recommendation the dumpster service hours be limited to daylight hours or from 7 am to 6 pm Monday through Friday. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.