

FILE NO.: Z-9023-B

NAME: 6608 Baseline Road Short-form PD-O

LOCATION: Located at 6608 Baseline Road

DEVELOPER:

Jose Turcious and Patricia Zarruk
6608 Baseline Road
Little Rock, AR 72209

ENGINEER:

Laha Engineers
6602 Baseline Road, Suite E
Little Rock, AR 72209

AREA: 1.15 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 15 –Geyer Springs West CENSUS TRACT: 41.03

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-O

PROPOSED USE: O-3, General Office District

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On April 23, 2015, the Little Rock Planning Commission allowed withdrawal of a request to rezone the site from R-2, Single-family to PCD to allow the redevelopment of this site with a single building and associated parking. The request included the construction of a new 10,087 square foot retail building proposed as a mix use development containing office and commercial uses. A note on the site plan indicated a 1,000 square foot barber shop, 1,000 square foot nail salon, two (2) 1,000 square foot office bays, 2,000 square foot “cell phone hospital”, 1,000 square foot computer repair shop and a 3,087 square foot restaurant. The site plan proposed 39 parking spaces.

On July 2, 2015, the Little Rock Planning Commission denied a request to rezone the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the construction of a 7,587 square foot retail building and 42 parking spaces. The site plan indicated the placement of an insurance office, Tropical Smoothie (restaurant), cell phone hospital, tax service office and barber shop. The office uses were indicated at 2,000 square feet and the retail uses were indicated with 5,587 square feet.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting a rezoning of the site from R-2, Single-family to PD-O to allow the future development of the site with an office building and O-3, General Office District uses. The plan indicates the placement of a 6,000 square foot office building and 27 parking spaces.

B. EXISTING CONDITIONS:

The structures on the site have been removed. There are offices located to both the east and west of the site and single-family homes to the north. To the south of the site is a US Post Office, a County Health Unit and office uses. Commercial uses are primarily located at the Geyer Springs and Baseline Road intersection and the Chicot and Baseline Road intersection.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200-feet of the site along with the Cloverdale Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the prior to the issuance of the certificate of occupancy.
2. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists on the north side of Baseline Road at this location, but does not appear to be in conflict with the proposed plans. Caution should be used when construction a drive underneath the existing power line to ensure that all proper

clearances are maintained. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

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 the water meter.
5. 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.
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. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: Full Plan Review

1. 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.
2. 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.
3. 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.
4. 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 (Jason Lowder 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.

Rock Region Metro: The site is located on Rock Region Metro Routes #17, Mabelvale/Downton, #22, University/Mabelvale and #23, Baseline/Southwest bus route.

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.gov or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in the Geyer Springs West Planning District. The Land Use Plan shows Office (O). The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as

general offices which support more basic economic activities. The applicant has applied for a rezoning from R-2 (Single-Family District) to Short-form PD-O (Planned Development Office) with O-3, General Office District uses.

Master Street Plan: South of the property is Baseline Road and it shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator to activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians Baseline Road since it is a Principal Arterial. This Street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Baseline Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. 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.
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. 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. The property to the north and a portion of the properties to the east and west are zoned R-2, Single-family. 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. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81.
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 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. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested information concerning the proposed uses of the site. Staff also requested information concerning the proposed signage plan.

Public Works comments were addressed. Staff stated the developer was responsible for repairing any broken curb, gutter or sidewalk within the right of way which was damaged prior to the issuance of a certificate of occupancy. Staff stated permits for the driveway location were required from AHTD prior to construction.

Landscaping comments were addressed. Staff stated a perimeter planting strip was required adjacent to the paved areas. Staff stated a land use buffer was required along the northern and western perimeters where adjacent to residentially zoned or used property. Staff stated screening within this area was also required. Staff stated an automatic irrigation system was required to water landscaped areas.

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 an updated site plan based on comments raised at the April 5, 2017, Subdivision Committee meeting. The applicant has provided the proposed signage plan. The applicant has also indicated the proposed use of the site are O-3, General Office District permitted uses only; no accessory or conditional uses are allowed.

The request is a rezoning of the site from R-2, Single-family to PD-O to allow the future development of the site with an office building utilizing O-3, General Office District permitted uses only as allowable uses; no accessory or conditional uses are allowed.

The plan indicates the placement of a 6,000 square foot office building and 27 parking spaces. Parking for an office development is typically based on one (1) parking space per 400 gross square feet of floor area. Based on

one (1) space per 400 gross square feet of floor area 15 parking spaces would typically be required. There are however uses which are allowed by-right within the O-3, General Office Zoning District which generate a parking demand greater than the one (1) space per 400 gross square feet. Daycare centers, schools, churches and lodges generate parking greater than the one (1) to 400 gross square feet. Staff recommends all future uses of the site match the parking available on the site.

The applicant has indicated signage will comply with signage allowed in office zones. The signage proposed is a single ground sign located along Baseline Road with a maximum height of six (6) feet and a maximum sign area of 64 square feet. Building signage will be placed along the eastern façade of the building, the front side of the building, and on the southern wall, along Baseline Road. Signage will be limited to a maximum of ten (10) percent of the façade area for the building frontage. Should the space be leased to multiple tenants the square footage is limited to ten (10) percent of the tenants lease space. The southern wall sign is limited to advertisement of the business located on the southern end cap.

The plan indicates the placement of a six (6) foot wood fence along the northern, eastern and western perimeters. The applicant notes all land use buffers will be preserved as required by ordinance.

The applicant notes a dumpster will be placed on the site along the northern side of the building. The dumpster will be screened as per typical ordinance requirements. The applicant notes the days and hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

Staff is supportive of the applicant's request. The site is indicated as office on the City's Future Land Use Plan. The property to the east and west are zoned and developed with O-3, General Office District uses. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the office development as proposed is appropriate for this site.

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 all future user of the site match the parking available on the site.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

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 all future user of the site match the parking available on the site. 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, 0 absent and 1 recusal (Commissioner Laha).