

FILE NO.: Z-9218

NAME: 714 Woodrow Street Short-form PCD

LOCATION: Located at 724 South Woodrow Street

DEVELOPER:

FG Enterprises
c/o Jeff Franklin
1118 North Harrison Street
Little Rock, AR 72205

SURVEYOR:

Vance Jay Harper
492 Bizzell Road
Austin, AR 72007

AREA: 0.516 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: Restaurant and a solar covered electric vehicle charging station

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-3, Single-family to PCD, Planned Commercial Development, to allow the development of the site located at 716 – 726 Woodrow Street with a non-residential development. The development plan includes a solar covered electric vehicle (EV) charging station and a shipping container restaurant. There will be an equipment enclosure of approximately 8-feet by 8-feet housing electrical equipment for the charging

facility. The site is proposed with street access in three (3) locations, an alleyway abutting the property on the north side, a proposed entrance approximately 40-feet from the intersection of Woodrow and Lamar Streets and from the back alley off of Lamar Street. Parking will include eleven (11) parking spaces on the south end of the property, with overflow parking on the northern end of the property off the alley.

The restaurant is proposed containing 1,500 square feet and will include outdoor seating behind the restaurant in the form of a patio. Four (4) forty foot long shipping containers, two (2) of which will be the second floor, will be configured in an 'L' shape, with the kitchen and restrooms on the ground level and seating upstairs. Indoor seating is proposed to seat 35 customers. Patio seating is proposed to accommodate up to 30 additional customers.

The theme of the restaurant is 'Farm to Table' dining with an emphasis on simple dishes for breakfast and lunch with the option to extend the hours to evening meals and offer more gourmet dinner dishes at a later date. The opening hours proposed are from 7 am to 7 pm. Eventually, dinner hours may extend to 10 pm. The restaurant may request a permit from the Alcohol Beverage Commission to allow beer and wine to be served with meals.

The charging facility will run the southern side of the property and will include six (6) dedicated charging spaces. The facility will include at least three (3) quick charging structures, with the ability to add more as needed and finances permit in the future. The applicant indicates the economic viability of EV car charging will increase exponentially over the next decade and provide a unique opportunity for enterprise in its early stages of development. In addition to the farm to table dining is not only a sustainable, but healthy option for those seeking healthy, wholesome foods while supporting small scale Arkansas farms.

B. EXISTING CONDITIONS:

The site is vacant with a scattering of trees. Lamar Street is one block ending at Booker Street and reconnecting one block west at Johnson Street. There is a large Entergy Substation located to the south of this site, adjacent to the entrance ramp to I-630. There are single-family homes located to the north and west of this site. To the east of the site is a property recently approved as a PCD, Planned Commercial Development, to allow the development of a strip retail center. Further east are office and office warehouse uses.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Capitol View Stiff Station Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Woodrow Street is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Lamar Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
3. The proposed Lamar Street driveway should be moved west to the public alley with access provided to the alley if desired in the future.
4. Repair or replace any curb and gutter or sidewalk that is damaged and remove driveway aprons not proposed to be used in the public right-of-way prior to occupancy.
5. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. EAD analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the east of the property along Woodrow Street and a single phase overhead line existing in the alley to the north of the property. Neither appears to be in conflict with the proposed plans. Caution should be used when constructing 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. 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.
5. 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.
6. 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.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on route 5 West Markham. Stops are located on nearby 7th St. We recommend a protected pedestrian way from the sidewalk to the front of business.

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 I-630 Planning District. The Land Use Plan shows Residential Low Density (RL). The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to PCD (Planned Commercial Development) to allow a Contain Restaurant and electric car charging station.

Master Street Plan: West of the property is South Woodrow Street and it is shown as a Minor Arterial on the Master Street Plan. South of the property is Lamar Street and it is shown as a Local Street on the Master Street Plan. 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 South Woodrow Street. 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: 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. 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. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the perimeter width requirements is acceptable.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. 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. 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: (May 17, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned the proposed signage plan, the placement and materials of any proposed fencing and the site lighting plan. Staff questioned the placement of any dumpsters and the proposed screening mechanism. Staff stated they would recommend the hours of dumpster service be limited to daylight hours.

Public Works comments were addressed. Staff stated right of way dedication to 45-feet from centerline for Woodrow Street was required. Staff stated the driveway on Lamar Street should be moved to the west and connect to the alley. Staff stated a grading permit was required prior to any construction on the site.

Landscaping comments were addressed. Staff stated street trees were required along the abutting streets. Mr. Franklin stated the charging station would contain a solar array which tall trees would block the natural light. Staff stated there were trees which could be planted which at mature height would not block the sunlight from the solar panels. Staff stated any new development would need to comply with the current landscape code.

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 provided an updated site plan and cover letter to staff addressing most of the technical issues associated with the request. The applicant has provided the proposed parking plan, the proposed signage plan and indicated the location of the proposed dumpster and noted the proposed fencing.

The request is a rezoning of the site from R-3, Single-family to PCD, Planned Commercial Development, to allow the development of the site with a restaurant and an electric vehicle charging station. The development plan includes a solar covered electric vehicle (EV) charging station and a shipping container restaurant.

Associated with the electric vehicle charging portion of the development there will be an equipment enclosure of approximately 8-feet by 8-feet housing electrical equipment for the charging facility. The charging facility is located on the southern portion of the property located adjacent to Lamar Street. The plan includes six (6) dedicated charging spaces. The facility will include at least three (3) quick charging structures, with the ability to add more as needed and finances permit. The maximum charging spaces proposed is 11 spaces.

The restaurant is proposed containing 1,280 square feet and will include outdoor seating behind the restaurant in the form of a patio. Four (4) forty foot long shipping containers, two (2) of which will be the second floor, will be configured in an 'L' shape, with the kitchen and restrooms on the ground level and seating upstairs. Indoor seating is proposed to seat 35 customers. Patio seating is proposed to accommodate up to 30 additional customers. The maximum height of the shipping containers is 25-feet.

Parking for a restaurant is typically based on one (1) space per 100 gross square feet of floor area. Parking typically required for the restaurant based on 1,280 square feet of floor area would be 12 parking spaces.

The plan has not taken into consideration the required right of way dedication on South Woodrow Street which will result in a 15-foot of additional right of way to be dedicated to the City and on Lamar Street an additional four (4) feet of right of way is required to meet the Master Street Plan. This will result in the loss of two (2) parking spaces on the northern portion of the development, the parking off the alley, and the loss of one (1) parking space along Lamar Street.

The applicant is requesting the parking along the northern alley be maintained as a graveled surface. The applicant is proposing the development as a LID (Low Impact Development) and develop as a LEED certified project to ensure sustainability.

The site is proposed with street access in three (3) locations, an alleyway abutting the property on the north side, a proposed entrance approximately 40-feet from the intersection of Woodrow and Lamar Streets and from the back alley off of Lamar Street. Parking is proposed off the alley located to the north.

The operation hours for the restaurant are proposed are from 7 am to 7 pm daily. Eventually, the applicant indicates the dinner hours may extend to 10 pm. The restaurant may request a permit from the Alcohol Beverage Commission to allow beer and wine to be served with meals. The charging station will have 24-hour access.

The site plan indicates the placement of a dumpster near the western alley. The dumpster is proposed to be fully enclosed and screened to meet the typical minimum ordinance requirements. The plan indicates the placement of a six (6) foot privacy fence along a portion of the northern alley and along a portion of the western alley to act as a noise barrier and provide screening to the adjacent homes.

The applicant is proposing a ground sign along South Woodrow Street. The sign is proposed with a maximum height of ten (10) feet and a maximum sign area of 100 square feet. Building signage is proposed on the eastern and southern facades. The building signage will not exceed ten (10) percent of the façade area of the wall proposed with the signage.

Staff is not supportive of the applicant's request. The site is indicated on the City's Future Land Use Plan as Residential Low. Along South Woodrow Street the uses on the west side are residential and the uses on the east side are non-residential (south of 7th Street). Historically South Woodrow Street has been the transition from non-residential to residential. Staff feels the placement of the commercial development at this location is not appropriate.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

Mr. Jeff Franklin was present representing the request. There were no registered objectors present. There was one (1) person present in support of the request. Staff presented the item with a recommendation of denial.

Mr. Franklin addressed the Commission on the merits of his request. He stated the development proposed would be an asset to the neighborhood. He stated the site was located adjacent to a utility substation and the freeway. He stated it was very unlikely the site would develop with a single-family home. He stated north of the property was industrially zoned property. He stated across Woodrow Street was a property zoned PCD for a retail development. He stated the development was proposed as the entry point to the neighborhood. He stated he was proposing a progressive development for the neighborhood and wanted to bookend the neighborhood with a positive well designed and planned development.

Ms. Melinda Glasgow addressed the Commission stating she was in support of the development. She stated for full disclosure she was Jeff's mother and was the G in F & G Enterprises.

Ms. Danielle Ray addressed the Commission in support of the request. She stated she was President of the Capitol View Stiff Station Neighborhood Association and the Association was in full support of the development. She stated Mr. Franklin had been working with the Neighborhood Association for over a year to develop his plan. She stated he had made changes based on the neighborhood comments. She stated the neighborhood was a progressive neighborhood and wanted what was good for the neighborhood and for the environment. She stated she felt the development would be an asset to the neighborhood creating an entryway into the neighborhood. She stated the residents of Capitol View Stiff Station were forward thinking and focused on things that would benefit the planet. She stated the neighborhood had one of the oldest continually working community gardens. She stated she and the neighborhood felt this development was an asset to the area.

Mr. Franklin stated he felt the development was appropriate for the site and he welcomed being next to the substation with his electrical vehicle charging station. He stated the restaurant would be the primary revenue source. He stated the electrical vehicles were

not that far off in the future. He stated there were a number of electrical vehicles in the City.

There was a general discussion by the Commission concerning the development and the use of the site for residential. The Commission questioned the right of way dedication and the changes to the plan. Staff stated they would work with the applicant to revise the plan to include the required rights of way. Staff stated the impact would be the loss of two (2) parking spaces on the north and one (1) on the south. Staff stated it was possible the parking could be installed and franchised until such time as the street would require widening.

There was not further discussion of the item. The Chair entertained a motion for approval of the item including all staff recommendations and comments except that of denial. The motion carried by a vote of 10 ayes, 1 no and 0 absent.