

FILE NO.: Z-3117-E

NAME: 7415 Colonel Glenn Road Revised Short-form PCD

LOCATION: Located at 7415 Colonel Glenn Road

DEVELOPER:

Gaviranga Investments, LLC
7415 Colonel Glenn Road
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Gaviranga Investment, LLC - Owner
Terry Burruss Architect – Agent

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, Suite F-8
Little Rock, AR 72211

AREA: 5.0-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 10 – Boyle Park

CENSUS TRACT: 24.06

CURRENT ZONING: PCD

ALLOWED USES: Contractor's maintenance yard

PROPOSED ZONING: Revised PCD

PROPOSED USE: Storage facilities

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On November 16, 1993, the Little Rock Planning Commission approved a rezoning of this property, from C-3, General Commercial District, to C-4, Open Display District and a Conditional Use Permit for a contractor's maintenance yard within the rear portion of the property. On December 21, 1993, the Board of Directors passed Ordinance No. 16,540 rezoning the property from C-3, General Commercial District, to PCD, Planned Commercial Development District. It was determined by the Board of Directors that the PCD, Planned Commercial Development, zoning was more appropriate and attached conditions to the rezoning, which included part of the PCD, Planned Commercial Development, use being for a specific business owner.

The property sold in 1999 and the contractor's maintenance yard use by the previous owner was discontinued. The new owner informed staff they had been using the area for storage of trucks and trailers for over five (5) years and wished to amend the PCD, Planned Commercial Development, zoning to allow the continued use of the area for storage.

Ordinance No. 18,103 adopted by the Little Rock Board of Directors on October 5, 1999, approved the revision. The ordinance stated the South 506-feet, as measured along the west property line, was allowed for storage and parking of vehicles and trailers with the following conditions: (1) There was to be no outside storage or display of materials. (2) There was to be no permanent storage of inoperative trailers or vehicles. (3) The two (2) existing metal buildings within this area were to be used for storage only.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to modify a previously approved PCD, Planned Commercial Development, to allow the construction of storage facilities in the rear area of the site. The applicant is proposing to use the existing two (2) metal structures (40-foot by 320-foot and 40-foot by 195-foot) and construct a new 40-foot by 300-foot metal building. The storage facilities will have a 24-hour a day, 7-day a week gated access. The front area will remain with uses as allowed within the C-3, General Commercial District.

B. EXISTING CONDITIONS:

To the east of the site is a United States Post office facility and to the north is a school, formerly known as the Wilson Elementary School. There are a number of uses in this general area which includes daycare, automobile related businesses including tire stores, general retail and Davis Trailer and Equipment. There is a City of Little Rock park located to the south of this site. Colonel Glenn Road adjacent to the site is constructed with four (4) travel lanes and a center turn lane. There are sidewalks, curb and gutter in place along the property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45-feet from centerline will be required. Information on the right-of-way dimensions is not provided.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal as long as proper NESC and OSHA required clearances are maintained between the overhead power line on the east side of the property and the proposed, new building. Clearances should be maintained during and after construction of the building. Service is already being provided to existing building on this property. There is a three phase, overhead power on the west side of the property and a single phase line on the east side of the property. Contact Entergy in advance to discuss electrical service requirements, or 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. 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.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. 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.
8. 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.
9. 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.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.
4. 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.

5. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
6. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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 placed with the approval of the fire code official.

7. 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.
8. 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 replaced 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.
8. 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.

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. 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: The site is located on Rock Region Metro route #14 – Rosedale route.

Planning Division: This request is located in Boyle Park Rock Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial 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 a previously approved PCD (Planned Commercial Development) to add an additional warehouse building to the site.

Master Street Plan: North of the property is Colonel Glenn Road and it is 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 or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn 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: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the applicant provide the dumpster locations and the hours of dumpster service. Staff also requested the applicant provide the location of any proposed fences and include the construction materials and total height.

Public Works comments were addressed. Staff stated Colonel Glenn Road was classified on the Master Street Plan as a principal arterial with a special design standard. Staff stated right of way dedication to 45-feet from centerline was required.

Landscaping comments were addressed. Staff stated any new site development would require compliance with the City's landscape and buffer ordinance requirements.

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.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues associated with the request. The applicant has indicated the dumpster locations and the location of the proposed fencing. The applicant has also indicated the right of way dedication on Colonel Glenn Road will be provided to meet the Master Street Plan.

The request is to modify a previously approved PCD, Planned Commercial Development, to allow the construction of storage facilities in the rear area of the site. The applicant is proposing to use the existing two (2) metal structures (40-foot by 320-foot and 40-foot by 195-foot) and construct a new 40-foot by 300-foot metal building. The site plan also includes an area designated for parking of trucks and trailers.

The applicant has indicated the request is to allow C-3, General Commercial District uses as allowable uses for the northern building, Building 1. The remaining three (3) buildings are proposed as mini-warehouse and warehouse space. The applicant stated a number of the users of the storage spaces are contractors and/or food truck operators. The units do not have electrical service to the individual units.

The storage facilities will have a 24-hour a day, 7-day a week gated access. The dumpster service hours will be limited to 7 am to 6 pm Monday through Friday.

The plan does not include any new perimeter fencing. Currently in place there is an eight (8) foot chain link fence enclosing the storage area portion of the site. There is no fencing in place or proposed along the front portion of the property.

All ground signage is to be located along Colonel Glenn Road. The signage proposed is as allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. The applicant is proposing building signage as allowed in commercial zones or a maximum of ten (10) percent of the façade area on the facades abutting the public street.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow an additional building to be constructed on the site. The building is proposed as mini-warehouse/warehouse lease space to similar clients as rent the existing spaces. The new construction is not encroaching into the neighborhood but is located along the common lot line with an adjacent commercially zoned property. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to revise the previously approved PCD, Planned Commercial Development, to allow the additional building is appropriate.

J. 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.

PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).