

FILE NO.: Z-3451-B

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NAME: Bennett Davis Group Short-form POD

LOCATION: Located at 1300 North Shackleford Road

DEVELOPER:

John Martin, Moses Tucker Real Estate  
200 River Market Avenue, Suite 200  
Little Rock, AR 72201

SURVEYOR:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 4.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family and Church

PROPOSED ZONING: POD

PROPOSED USE: Printing business and O-3, General Office District uses

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to rezone the property from R-2, Single-family with a Conditional Use Permit to allow a church to POD, Planned Office Development, to allow the use of the property for a printing, copying and graphic design business known as Sir Speedy. The property contains a free standing 15,000 square foot building located on 4.93 acres. The property has 45 parking spaces on site. There are currently two (2) driveway locations on the site along South Shackleford Road. The business hours proposed are from 8:00 am to 5:00 pm Monday through Friday.

In addition to the printing business the applicant is requesting the allowance of O-3, General Office District permitted uses only as allowable alternative uses for the site. The applicant is not proposing any changes to the exterior of the building or parking areas. The renovations will be interior renovations of the building and to address deferred maintenance issues.

B. EXISTING CONDITIONS:

The area to the south, southeast and southwest of this site are single-family residential homes. The area to the east, across Shackelford Road, has been developed with a number of duplex units. North of the site is a City of Little Rock Fire Station and an office park with eight (8) office buildings located on Shackelford Plaza Drive. Curb, gutter and sidewalk are in place along Shackelford Road for most of the frontage of this site.

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 Walnut Valley Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks with appropriate handicap ramps are required to be extended from the existing driveways to the property lines in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the building from the north side of the property. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance if electrical service needs change as a result of the conversion of use.

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 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.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location served nearby on Route 8; maintain sidewalks to business at this location. No issue with the plan as shown.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Rodney Parham Planning District. The Land Use Plan shows Office (O) for this property. 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) with a Conditional Use Permit for a church to POD (Planned Office District) to allow for conversion of the existing building to O-3, General Office uses.

Master Street Plan: Shackleford Road is a Collector on the Master Street Plan. The primary function of a Collector Street 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 along Shackleford Road. Bike Routes require no additional right-of-way a sign or sharrow pavement marking is required.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. 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: (October 28, 2015)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the days and hours of operation for the business. Staff also requested the applicant provide the proposed signage plan. Staff questioned if there would be dumpster located on the site and if the dumpster hours of service would be limited to daylight hours.

Public Works comments were addressed. Staff stated sidewalks with appropriate handicap ramps were required to be extended from the existing driveways to the property lines. Staff stated floodway areas were to be shown as floodway easement or be dedicated to the City.

Landscaping comments were addressed. Staff stated if the building rehabilitation exceeded fifty percent of the replacement cost of the building then the landscaping and buffering were to come into compliance accordingly.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the October 28, 2015, Subdivision Committee meeting. The applicant has provided the days and hours of operation and the proposed signage plan. The applicant has also provided the location of any future dumpsters and indicated the hours would be limited to daylight hours or from 7:00 am to 6:00 pm Monday through Friday. The applicant has noted sidewalks will be extended as requested by Public Works. The applicant has stated the renovation costs of the building will be far less than the replacement cost of the structure.

The request is to rezone the property from R-2, Single-family with a Conditional Use Permit to allow a church to POD, Planned Office Development, to allow the use of the property for a printing, copying and graphic design business known as Sir Speedy. The request includes the allowance of O-3, General Office District permitted uses only as allowable alternate uses of the building.

The property contains a free standing 15,000 square foot building located on 4.93 acres. The property has 45 parking spaces on site. Parking for an office use is typically based on one (1) parking space per 400 gross square feet of floor area. Based on the square footage the parking typically required for an office use would be 37 parking spaces.

There are currently two (2) driveway locations on the site along South Shackelford Road. The applicant is proposing to maintain the two (2) drives. Sidewalks will be extended as requested by Public Works staff. The developer will also repair or replace any broken curb, gutter or sidewalk.

The business hours proposed are from 8:00 am to 5:00 pm Monday through Friday. The applicant has not requested any alternate hours for any of the proposed alternate uses.

The applicant is not proposing any changes to the exterior of the building or parking areas. The renovations will be interior renovations of the building and to address deferred maintenance issues.

The applicant has indicated ground and building signage will be used to identify the business. The applicant has indicated building signage will be limited to a maximum façade area of ten (10) percent. Ground signage will be limited to six (6) feet in height and 64 square feet in area.

Staff is supportive of the applicant's request. The applicant is seeking to rezone the site from R-2, Single-family to a Planned Office Development to allow the reuse of the building with a printing company. The site is indicated on the City's Future Land Use Plan as Office. Although Job printing, lithographer, printing or blueprinting is not a by-right use in the O-3, General Office Zoning District the use is allowed if approved as a Conditional Use Permit. Staff feels the reuse of the building as a printing business is appropriate for the site. The hours of operation have been limited to times that will have the least impact on the nearby residences. Staff feels the redevelopment of the site as proposed is consistent with the City's Future Land Use Plan.

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.

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PLANNING COMMISSION ACTION:

(NOVEMBER 19, 2015)

The applicant was present. There was one registered objector 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.

Mr. Mike Bennett addressed the Commission as the applicant. He stated his business was a commercial printing and graphics business. He stated there was very little walk-in traffic associated with his business. He stated a number of the customers were located outside of Arkansas. He stated the business currently had 12 employees. He stated with this location the business would be allowed to grow with additional machines and services. He stated he felt this business would be good for the neighborhood.

Mr. Manond Shahed-Ghaznavi addressed the Commission in opposition of the request. He stated his home was located across the street from this building. He stated Shackleford Road was a very busy street. He stated it was difficult for him to get in and out of his driveway due to the heavy traffic. He stated the stop sign was a 3-way stop and cars staked at the stop sign. He stated the development had two (2) drives, the southern one which conflicted with his driveway.

Mr. Bennett stated the southern drive was barricaded and he did not intend to use the southern drive. He stated the northern drive was located nearer the fire station and would be three to four houses away from the gentleman's home.

There was a general discussion by the Commission concerning the proposed development and the use of the property. Staff noted the hours of operation were tied to the zoning and any change would require the Commission to review and approve any additional hours.

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.