

FILE NO.: Z-8996

NAME: Kayla Cole Short-form PID

LOCATION: Located at 7600, 7604, 7604 ½ Colonel Glenn Road and
4122 Stannus Street

DEVELOPER:

Kayla Cole
804 Virginia Avenue
Bauxite, AR 72011

ENGINEER:

Troy Laha
Laha Engineering
6602 Baseline Road, Suite E
Little Rock, AR 72209

AREA: 0.88 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: I-2, Light Industrial

ALLOWED USES: Light Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add single-family as an allowable use

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property is currently zoned I-2, Light Industrial. The applicant is requesting to rezone the property to PID to add single-family as an allowable use for the property while retaining the I-2, Light Industrial District uses. There are four (4) buildings on the site. Three (3) are residential and the fourth was constructed as a commercial building and has been rented in the past as a thrift store. Two (2) residential units are currently vacant and have been vacant for more than six (6) months.

B. EXISTING CONDITIONS:

This area of Colonel Glenn Road has a mixture of uses including residential, office, commercial and manufacturing. There is an elementary school located across Stannus Street to the east. Further to the east is a US Post Office and to the west is a City of Little Rock Fire Station. Immediately to the west of this site is a boutique, a hair salon and a grocery store. North of the site are single-family homes fronting on West 41st Street.

Adjacent to the site Colonel Glenn Road is a four lane street with a center turn lane. Curb, gutter and sidewalk are in place on Colonel Glenn Road adjacent to the site. Stannus Street has been constructed as a residential street with curb and gutter. There are no sidewalks located along Stannus Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All owners of property 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. A 20 foot radial dedication of right-of-way is required at the intersection of Stannus Street and Colonel Glenn Road.
2. At time of building permit for future development, sidewalks with appropriate handicap ramps are required to be installed along Stannus Street in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
5. At the time of building permit, depending on the proposed development stormwater detention ordinance may apply to this property if the amount of proposed impervious surface is greater than the existing impervious surface.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements for Tract 1 if sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Three phase lines exist on the south and east sides of the property with service lines extending to the existing structures. These can be removed and new electrical extensions made as the property develops. Contact Entergy in advance to discuss these plans.

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. 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.
3. 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.
4. 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.
5. 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.
6. 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.

Fire Department: Maintain access, fire hydrants per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: The site is located on CATA Bus Route #14, the Rosedale Route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Boyle Park Planning District. The Land Use Plan shows Mixed Use (MX) for this property. Mixed Use provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from I-2 (Light Industrial District) to PID (Planned Industrial District) to recognize the existing uses and structures on the site.

Master Street Plan: Colonel Glenn Road is a Principal Arterial and Stannus Street is a Local Street on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road. 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: A Class II Bike Lane is shown along Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment. Any future redevelopment of the site may require upgrades in landscaping.

G. SUBDIVISION COMMITTEE COMMENT: (November 19, 2014)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated all uses proposed for the non-residential building were to be located indoors and no outdoor display or storage was allowed. Staff stated the rezoning would recognize the existing use of the site, the single-family homes, and all other uses for the non-residential building were to be consistent with the existing developed site.

Public Works comments were addressed. Staff stated a radial dedication of right of way was required at the intersection of Colonel Glenn Road and Stannus Street. Staff stated any future redevelopment of the site would require sidewalks

to be brought into compliance including handicap ramps. Staff stated at the time of building permit, depending on the proposed development, the City's stormwater detention ordinance could apply to the redevelopment/construction depending on the amount of impervious surface added with the new construction.

Landscaping comments were addressed. Staff stated any future redevelopment of the site would potentially require upgrades in landscaping.

Staff noted the comments from the various other agencies. 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 revised comments related to the proposed development and site plan. The applicant has indicated signage will be limited to the non-residential building and will be placed on the façade with street frontage. The maximum façade coverage will be limited to ten (10) percent of the façade area. Any ground signage will be limited to signage allowed in industrial zones or a maximum of 30-feet in height and 72 square feet in area.

The applicant is requesting a rezoning from I-2, Light Industrial to PID to recognize three (3) residential structures located on the property and to allow alternate uses for the existing non-residential building. The current zoning of the property does not allow for single-family uses to occur. The applicant is requesting the rezoning to add single-family as an allowable use for the property while retaining the I-2, Light Industrial District uses as allowable use for the non-residential building.

Two (2) residential units are currently vacant and have been vacant for more than six (6) months. The Zoning Ordinance (36-153(c)) states a nonconforming use that has been discontinued or abandoned for a period of six months shall not be reestablished or resumed. Any subsequent use or occupancy of such land or structure must comply with the regulations of the zoning district in which such land or structure is located. Within the I-2, Light Industrial Zoning District single-family is not an allowable use. Section 36-152(c) states any rezoning of a property occupied by a nonconforming use shall be accomplished only through a planned development process.

The applicant has indicated the non-residential building will be used for a small engine repair shop or any of the I-2, Light Industrial uses which would accommodate the existing site conditions. There are no modifications proposed for the site including no new paved areas and no new landscaped areas.

Staff is supportive of the request. The applicant is seeking a rezoning to PID to add single-family as an allowable use within the I-2, Light Industrial zoning district for this site. With the approval the three (3) homes located on the site will be leased as residential units. The use of the non-residential building is to be

consistent with the existing developed site. No new paved areas are to be installed without proper site plan review and approval. Within the area of the non-residential building all activities are to be located indoors and no outdoor display or storage is allowed.

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.

PLANNING COMMISSION ACTION:

(DECEMBER 18, 2014)

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 of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.