

FILE NO.: Z-7500-J

NAME: Hamilton Station Phase II – Revised PCD

LOCATION: North of 14524 Cantrell Road

DEVELOPER:

John Rees (Owner)
Rees Commercial
11719 Hinson Road, Suite 130
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Jess Griffin (Agent)
11719 Hinson Road, Suite 130
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Arrow Surveying
P.O. Box 13087
Maumelle, AR 72113

AREA: 5.71 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 4 PLANNING DISTRICT: 1 CENSUS TRACT: 42.05

CURRENT ZONING: POD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On August 31, 2017, the Planning Commission denied a proposed rezoning of this property titled The Hamilton Apartments Long-form PD-R, a proposed 250 unit multifamily development. The applicant appealed the Planning Commission's decision to the Board of Directors, but that request was withdrawn by the applicant.

On June 8, 2020, the applicant filed a second rezoning request for The Hamilton Apartments – PD-R. On September 24, 2020 the Planning Commission withdrew the PD-R rezoning at the request of the applicant.

On February 10, 2022, the Planning Commission approved an application for the Hamilton Station – PCD (Z-7500-H) to allow mix commercial uses and mini-warehouse development. The application was denied by the Board of Directors on March 15, 2022.

On December 12, 2022, the applicant submitted an application to rezone 4.96 of an overall 10.67 acres from R-2 to O-3 (Lot 2, Lowe Addition) including O-3 permitted and accessory uses, office showroom warehouse and office warehouse. On February 9, 2023, the application was denied by the Planning Commission.

On February 9, 2023, the Planning Commission denied the Hamilton Station – Phase I PCD. On May 16, 2023, the Little Rock Board of Directors approved Ordinance No. 22,263 (Hamilton Station – Phase I), approving the applicant’s appeal of the PC denial.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant is now proposing to revise the remaining eastern 5.71 acres from POD to PCD to develop Hamilton Station Phase II to construct a six (6) building mini-warehouse development. The western 4.96 acres contains and existing POD – Hamilton Station Phase I.

B. EXISTING CONDITIONS:

The site undeveloped and partially tree covered. North, east and west of the site contain R-2 zoning and uses. South of the site contains a mixture of commercial uses and zoning with frontage along Cantrell Road.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Provide finished floor elevations (FFE) for all buildings on plat, site plan, and grading and drainage plans at least one foot above base flood elevation or more per flood insurance study and FEMA FIRM panel.
2. At the completion of the filling activities and prior to issuance of the final Certificate of Occupancy or final approval, a letter of map revision (LOMR) application must be submitted and approved by FEMA.
3. Due to the proposed structure being located within the 100-year floodplain, an elevation certificate of the finished floor elevation must be provided to the Public Works Department at 701 West Markham Street prior to the issuance of a certificate of occupancy. Contact Vince Floriani in Public Works at 501-

- 371-4823 or VFloriani@littlerock.gov to schedule an appointment for issuance or to answer any questions.
4. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
 5. A Special Flood Hazard Development Permit is required to be obtained to prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works/>. Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Vince Floriani in Public Works at 501-371-4823 or VFloriani@littlerock.gov to schedule an appointment for issuance or to answer any questions.
 6. A grading permit must be obtained prior to initiation of work for future development for phase two to the east of the site. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
 7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
 8. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
 9. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and

drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

10. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
11. Since the proposed stormwater drainage system is connecting to the existing stormwater drainage and detention system for Hamilton Station Phase 1 development to the west, was the Hamilton Station Phase 1 development's stormwater and detention system designed to accommodate Hamilton Station Phase 2 development's stormwater design storm discharges?
12. Per City Code Sec 36-341.h.2 "h.(2) Proposed structures. Any structure proposed within a floodplain district shall comply with the following criteria: No structure shall be closer than twenty-five (25) feet to any established floodway line.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

1. Submit storm drainage and utility plans showing existing wastewater infrastructure plans to LRWRA so that we can ensure proper clearance for our existing sewer lines on the property.

CenterPoint Energy: No comments received.

Summit Utilities: No comments

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Permanent structures of any kind shall not be built inside the existing easement for the Central Arkansas Water RAW Water mains.
3. There shall be a minimum of 5' of separation between any proposed structures or utilities and the Central Arkansas Water RAW Water mains.
4. Any and all proposed grade work inside the Easement for the Central Arkansas Water RAW Water mains shall be reviewed by Central Arkansas Water's Engineering Department prior to construction.
5. 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.

6. Please submit plans for water facilities.
7. 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 Little Rock Fire Department is required.
8. 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.
9. 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.
10. Contact Central Arkansas Water regarding the size and location of the water meter.
11. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
12. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
13. 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 backflow preventer shall be required.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

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.

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.

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.

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

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.

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.

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.

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 - Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the River Mountain Planning District. The Land Use Plan shows Transition (T) for the requested area. Transition is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is to rezone from PCD to PCD.

Surrounding the application area, the Land Use Plan Map shows Residential Low Density (RL) developed to the west and north. Partially developed Transition (T) area to the east. Mixed Office Commercial (MOC), Commercial (C), Mixed Use (MX) areas with dine-in and drive-thru restaurants, strip commercial and small offices to the south along Cantrell Rd.

Overlaying the base zoning, the application area is within the Highway 10 Overlay District. The purpose of the Highway 10 Scenic Corridor Design Overlay District is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10.

Master Street Plan:

Access will be taken from the south through an adjacent property.

Bicycle Plan:

There are no Bike Routes in the vicinity.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to revise the remaining eastern 5.71 acres from POD to PCD to develop Hamilton Station Phase II to construct a six (6) building mini-warehouse development. The development plan will take place in two (2) phases. Building "A" will be built first and the remainder of the buildings will be built to meet market demand.

Some site work has taken place with fill material being placed on the 5.71 acres from the Phase I development to the west. R-2 zoning and uses are contained north, east and west of the site. South of the site contains a mixture of existing

commercial developments at 14524 through 14710 Cantrell Road. The property is not located within the Highway 10 Design Overlay District.

The site plan shows a three-story a 45,900 square foot building (Building "A") located in the southwestern portion of the property. The applicant notes the intent is to dedicate the first floor, 15,300 square feet, to contain an office-warehouse use and the second and third floors will contain 30,600 square feet dedicated to climate-controlled mini-storage use.

The applicant notes, however, the use of the first floor may change and the entire building may be dedicated to a climate-controlled mini-storage.

Buildings B-F will be one-story in height and contain a combination of climate-controlled/non-climate controlled mini-warehouse uses with buildings "E and F" dedicated for boat and RV storage.

The applicant notes Building "A" will be fifty (50) feet in height maximum and Buildings "B-F" will be twenty-five (25) feet in height maximum. All buildings will be constructed of brick, stone, glass and metal at the rear. All buildings show a minimum side setback from the west property line of twenty-five (25) feet. Setbacks for the north, south and east will be well over the required setbacks. The applicant notes Phase I and Phase II parcels will be re-platted into one (1) parcel. Any necessary cross-access easements will be dedicated with the re-plat.

The main entrance to the proposed development will be at the southwest corner of the overall site.

The site plan indicates twenty-one (21) parking spaces for Building "A". Phase II of the overall development shows thirty-one (31) parking spaces with open parking along the east and north property lines. Staff feels the proposed parking is sufficient to serve this use for both phases.

The site plan does not show a dumpster at this time. Any dumpster installed on the site must be screened per Section 36-523 of the City's Zoning Ordinance.

Any site lighting must be low-level and directed away from adjacent properties.

All signage must conform with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

Planning & Development Civil Engineering Division provided the following comments regarding the traffic study:

The site plan with the current application is slightly different than what's in the submitted TIS. This discrepancy is explained due to the fact that the submitted TIS was for the previous application for this site that was denied by the Planning Commission. The slight change was an approximate 4000 square foot increase in the floor

area for the mini storage development. From the ITE's trip generation manual for trip generation rates for mini storage, this increase will not significantly increase the projected traffic to this development. Therefore, Department engineering staff deems the previous traffic impact study acceptable.

Staff is supportive of the proposed Revised PCD development. Staff views the request as reasonable. The proposed office-warehouse and mini-warehouse development will be less intense than the previous PCD proposal, and will serve as more of a transition-type use between the heavy commercial uses and zoning along Cantrell Road and the single-family residences abutting the site. To staff's knowledge, there are no outstanding issues associated with this application. The applicant is requesting no variances with the revised PCD zoning.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PCD zoning subject to the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant submitted a letter to staff on September 7, 2023, requesting this application be deferred to the October 12, 2023, Planning Commission agenda. Staff supported the deferred request. The item remained on the Consent Agenda for deferral. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions. The application was deferred.

PLANNING COMMISSION ACTION:

(OCTOBER 12, 2023)

The applicant submitted a letter to staff on September 29, 2023 requesting that this application be deferred to November 9, 2023, Planning Commission agenda. Staff supports the deferral request. The item remained on the Consent Agenda for deferral. The vote was 7 ayes, 0 nays, 2 absent and 2 open positions. The application was deferred.

PLANNING COMMISSION ACTION:

(NOVEMBER 9, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.