

FILE NO.: Z-9818

NAME: Chicot Tire Shop – PD-C

LOCATION: 7101 Baseline Road

DEVELOPER:

Chicot Tire Shop
7101 Baseline Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Chicot Tire Shop – Owner
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 3.067 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 15 CENSUS TRACT: 41.06

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 3.067 acre property from R-2 to PD-C to allow for the development of an auto tire shop.

B. EXISTING CONDITIONS:

The property contains a one-story single family residence located within the north quarter of the parcel. There are two (2) driveways from Baseline Road which serve as access to the site. The remainder of the site is undeveloped and mostly tree covered.

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. 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.
2. A grading permit must be obtained prior to initiation of work. 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., Civil Engineering Private Development 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.
3. 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.
4. 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).
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
6. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. 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.

7. Baseline Road (AR state highway 338) is considered a principal arterial per master street plan. Therefore, a total dedication of additional right of way equaling fifty-five (55) feet to the City of Little Rock will be required from the existing centerline of Baseline Road. Additional right of way beyond existing state right of way to meet this requirement shall be dedicated to the City of Little Rock.
8. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2021 Arkansas Fire Prevention Code Section 1104.1.

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

Little Rock Water Reclamation Authority:

1. The facility may be required to have a sand/oil separator depending what items they will be doing at the facility. Submit plans to LRWRA if one is required.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

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 Little Rock Fire Department is required.

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.

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.

Contact Central Arkansas Water regarding the size and location of the water meter.

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.

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.

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:

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.

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI) for the requested area. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The application is to rezone from R-2 to I-1 for industrial warehouses.

Surrounding the application area is LI. On the west of Colonel Glenn Road is an industrial subdivision with office warehouses and heavy equipment maintenance complex. On the east side of Colonel Glenn Road is undeveloped woodland.

To the northwest is a large area of commercial that fronts on Colonel Glenn Road. A land use amendment in 2021 changed use from LI. This area is currently wooded and undeveloped.

Master Street Plan:

South Shackleford is a Minor Arterial on the Master Street Plan Map. 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 on traffic and pedestrians.

Bicycle Plan:

South Shackleford is shown with proposed Class II bicycle lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone the 3.067 acre property from R-2 to PD-C to allow for the development of an auto tire shop. The property is located on the south side of Baseline Road, east of Dailey Drive. The property contains a one-story single family residence located within the north quarter of the parcel. The residence will be removed with the proposed development. Existing driveways from Baseline Road serve as access to the property. The remainder of the site is undeveloped and mostly wooded.

The applicant proposes to construct a 3,900 square foot commercial building within the north half of the property. The building's height will not exceed 35 feet. The proposed building will be located over 90 feet back from the north (front) property line and 25 feet back from the west side property line. The building will be located over 90 feet from the east side property line and several hundred feet from the south (rear) property line.

Paved parking will be located on the north and east sides of the building. A single 30 foot wide access drive from Baseline Road will be located at the northeast corner of the site. There will be a total of 28 parking spaces. Staff believes the proposed parking will be sufficient to serve the tire shop use.

The proposed hours of operation will be from 7:00 AM to 7:00 PM, Monday through Saturday. The applicant notes that there will be no outside storage of tires, parts, etc., and that all work will take place inside the building.

A dumpster area will be located at the southeast corner of the building. The dumpster must be screened as per Section 36-523 of the code.

All site lighting will be low-level and directed away from adjacent properties.

All site signage must comply with Section 36-555 of the code (signs allowed in commercial zones).

The applicant proposes to leave the south 111 feet of the property zoned R-2 to serve as a buffer area. This represents approximately 0.96 acre of the overall 3.067 acre property.

To staff's knowledge, there are no outstanding issues associated with the proposed PD-C rezoning application. The applicant is requesting no variances.

Staff is supportive of the requested PD-C rezoning to allow a tire shop at this location. Staff views the request as reasonable, as this general area along Baseline Road contains a mixture of office and commercial uses. The proposed use will not be out of character with the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C rezoning, subject to compliance with 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 was present representing the application. There were 3 persons registered in opposition. Staff presented the item and a recommendation for approval as outline in paragraphs D and E, and the “staff recommendation” above. Brian Dale, representing the applicant, explained the project to the Commission. Joan Adcock and Maria Weyrens spoke in support of the application. Carla Harper, Velma Smith and Pamela Bingham all spoke in opposition. They were all concerned about the number of tire shops in the area. There was general discussion about the project. There was a motion to approve. The motion was seconded. The vote was 7 ayes, 2 nays, 0 absent and 2 open positions. The application was approved.