

FILE NO.: Z-6054-B

NAME: Fitts Auto Expansion Long-form PCD

LOCATION: Located at 8421 Stagecoach Road

DEVELOPER:

Bill Fitts Auto Sales
c/o Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

SURVEYOR:

Arkansas Surveying and Consulting
c/o Scott Foster
7926 Salem Road
Benton, AR 72019

ARCHITECT:

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

AREA: 39.98 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.21

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses and Automobile sales and service

VARIANCE/WAIVERS: The request includes a variance from the City's Land Alteration Ordinance to allow grading of areas outside the proposed development area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of this site with an expansion of the adjacent automobile sales business. The applicant has indicated the initial plans include the construction of parking and an access drive to allow the offloading and storage of vehicles, currently taking place on property owned by the applicant located across Stagecoach Road. The applicant is requesting the new parking areas be allowed to be graveled for a period of two (2) years. At which time the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances. The future plan includes the construction of a building to be used for auto detailing of inventory prior to placing the vehicles on the lot for sale.

The development site includes 7.13-acres. The remainder of the area is located within the floodway and will be dedicated to the City of Little Rock.

B. EXISTING CONDITIONS:

The site is located on Stagecoach Road just west of Interstate 430. The property is located adjacent to the existing auto sales (Bill Fitts Auto Sales) and does not have direct public street access. Access to the site will be taken from the existing auto sales lot. The site is heavily wooded and is located adjacent to a regulatory floodway. Stagecoach Road was recently widened by the Arkansas State Highway and Transportation Department. There is curb, gutter and sidewalk located adjacent to the site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Bentley Court POA, Chateaus on Stagecoach POA, Crystal Valley POA, Otter Creek POA, Plantation Acres POA and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Sidewalks with appropriate handicap ramps are required to be installed along Stagecoach Road and extend to the side property line in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan. Sidewalk stops on south side of driveway today.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

4. A grading permit in accordance with Section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is an advanced grading variance being requested to grade future phases with construction of Phase 1?
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e). Provide finished floor elevations and fill embankments or retaining walls.
6. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or owner.
7. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
9. The minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
10. 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. If property within the floodway should be zoned as Open Space.
11. Vehicle offloading within the public right-of-way is allowed. Provide the truck maneuvering area on the site plan.
12. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

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

Entergy: Entergy does not object to this proposal. An existing three phase, overhead power line exists along Stagecoach Road to the north and another one exists along the western side of the property. They do not appear to be in conflict with the proposed development. Contact Entergy in advance to discuss future service requirements, new facilities locations/extensions and 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. 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.
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. 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 back flow preventer shall be required.

Fire Department:

1. 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.
 - i. 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.
 - c. 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-foot 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. 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.

Rock Region Metro: Location is currently served by METRO on nearby route 23. Provide sidewalks along highway 5 for access to the transit route in accordance to current development requirements.

F. ISSUES/TECHNICAL/DESIGN:

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, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov or Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in the Otter Creek Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) and Parks/Open Space (PK/OS) for this property. Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. Parks/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The applicant has applied for a rezoning from R-2, Single-family Zoning District to PCD (Planned Commercial District) to allow

expansion of existing auto sales and future development of office/retail uses utilizing C-3 (General Commercial District) uses.

Master Street Plan: To the north of the property is Stagecoach Road and it is shown as Principal Arterial 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 Stagecoach Road. This street 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 Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building

7. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The minimum dimension shall be nine (9) feet. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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: (November 22, 2016)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were a few outstanding technical issues associated with the request in need of addressing. Staff requested Mr. Burruss provide additional information concerning the proposed development and the proposed phasing plan. Staff also requested additional information concerning the proposed activities to take place on the site.

Public Works comments were addressed. Staff stated right of way dedication per the Master Street Plan was required along Stagecoach Road. Staff also stated the area indicated as floodway was to be dedicated to the City through a deed or a floodway easement. Staff stated a grading permit was required prior to any clearing activities located on the site. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the property.

Landscaping comments were addressed. Staff stated the newly developed areas would require landscaping to meet the landscape ordinance requirements. Staff stated a land use buffer was required adjacent to areas zoned or used as residential. Staff stated screening was also required within the areas used or zoned as residential.

Rock Region Metro comments were addressed. Staff stated the location was not currently served by Rock region Metro but was a part of the long range plan. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

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.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the November 22, 2016, Subdivision Committee meeting. The applicant has reduced the overall development plan of the site limiting the proposed approval to the construction of a parking area and a small building to be used for detailing of automobiles. The applicant has noted this property has no frontage along Stagecoach Road. All access to the site will occur from the existing automobile sales lot. The parking lot will be constructed in the first phase and the building will be constructed in a later phase.

The request is to rezone the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of this site with an expansion of the adjacent automobile sales business. The new parking area will allow the receiving of vehicles currently taking place across Stagecoach Road to be relocated to this site. This will limit the impact of employees crossing Stagecoach Road to move vehicles and ready them for sale.

Section 36-508 states all areas are to be paved where subject to wheeled traffic. The applicant is requesting the new parking area be allowed to be graveled for a period of two (2) years. After the two (2) year period the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances. There will be no customer traffic to this area. The only activity taking place will be unloading of vehicles and detailing of vehicles for future transfer to the existing automobile sales lot.

The future plan includes the construction of a building to be used for automobile detailing of inventory prior to placing the vehicles on the lot for sale. The building is proposed 40-feet by 50-feet containing 2,000 square feet of floor area.

The development site includes 7.13-acres. The remainder of the area is located within the floodway and will be dedicated to the City of Little Rock.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of areas outside the proposed development area. The applicant has indicated the grading is necessary to provide proper detention storage for the site.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning of this site from R-2, Single-family to PCD, Planned Commercial Development, to allow the use of a portion of this property for activities associated with the adjacent automobile sales. Any future development of the site with additional buildings and parking will be reviewed by the Commission as a revision to the approved site plan. To staff's knowledge there are no remaining outstanding

technical issues associated with the request. Staff feels the development as proposed is appropriate for the site.

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.

Staff recommends approval of the variance request to allow grading outside the development area with the construction of the proposed parking area.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 2016)

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. Staff presented a recommendation of approval of the variance request to allow grading outside the development area with the construction of the proposed parking area. 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 open position.