

FILE NO.: Z-8741-A

NAME: ACE General Contractors Revised Short-form PD-C

LOCATION: Located at 10819 Stagecoach Road

DEVELOPER:

Ken Bhatti
ACE General Contractors
12 Sienna Lake Cove
Little Rock, AR 72210

SURVEYOR/ENGINEER:

BTE Engineers
1510 South Broadway Street
Little Rock, AR 72202

AREA: 0.496-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: PD-C

ALLOWED USE: Health Studio Spa

PROPOSED ZONING: Revised PD-C

PROPOSED USE: Add general and professional and medical office as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,559 adopted by the Little Rock Board of Directors on March 27, 2012, rezoned the property from R-2, Single-family to PD-C, Planned Development Commercial, to allow the construction of a new commercial building on a ½-acre site. The building was proposed as a one-story, 60-foot by 53-foot building containing 3,180 square feet. The site plan indicated the placement of parking within the front yard

area as well as behind the building. Within the front yard area there were eleven (11) parking spaces proposed and in the rear yard there were ten (10) parking spaces proposed. The applicant requested the use of the building as a health studio or spa. No other uses were requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site has developed with the office building and the parking as proposed. The applicant is now proposing to revise the previously approved PD-C, Planned Development Commercial to add general and professional office and medical office as an allowable use for the property. There are no other changes proposed with the rezoning request.

B. EXISTING CONDITIONS:

The site is developed with a two (2) bay retail/office building. Currently there is an office user in one (1) of the bays and a medical office in the second bay. To the north of this site are single-family homes. Also to the north, across Stagecoach Road there are commercial uses including a restaurant and mini-warehouse. There is an approved PCD, Planned Commercial Development, located southwest of the site which was approved for automobile sales but has not developed. Further southwest there is a developed office/warehouse site. North of the site is an apartment complex located on Nandina Boulevard. There is floodway located to the south of this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Otter Creek Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 20, 2017)

The applicant was not present. Staff presented an overview of the item stating the request was to add office to the allowable uses for the property. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding issues associated with the request in need of addressing via a revised site plan. The request is to revise the previously approved PD-C, Planned Development Commercial to add general and professional office and medical office as an allowable use for the property. The site has developed with the 3,180 square foot office building and the parking as proposed.

The site contains 21-parking spaces with ten (10) parking spaces in the front and eleven (11) parking spaces behind the building. Currently there is a general and professional office user located in one bay of the building and a medical office user located in the second bay. 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 occupied by the general office user four (4) parking spaces would typically be required. Parking for a medical office user is typically based on the number of doctors serving the clinic. There is currently one (1) doctor serving the medical clinic. This would result in a typical requirement of six (6) parking spaces. Parking for the current users would be ten (10) parking spaces. As indicated there are 21-parking spaces on site.

There are no other changes proposed with the rezoning request. The previous approval allowed the development 24-hour, 7-day a week access for the site.

Building signage was approved along the front façade of the structure limited to signage as allowed in commercial zones or a maximum of ten percent (10%) of the front façade. A single ground sign not to exceed 36-feet in height and 160 square feet in area was approved within the front yard setback of Stagecoach Road.

Staff is supportive of the applicant's request. Staff does not feel the revision to add the additional uses as proposed will have any adverse impact on this development or on the area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to add medical office and general and professional office uses as allowable uses for the site as proposed by the applicant.

PLANNING COMMISSION ACTION:

(JANUARY 11, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to add medical office and general and professional office uses as allowable uses for the site as proposed by the applicant. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.