

FILE NO.: Z-6199-E

NAME: Target/Zoe's Kitchen Revised Long-form PCD

LOCATION: Located at 12900 Chenal Parkway

DEVELOPER:

Kimley-Horn and Associates, Inc.
200 South Boulevard, Suite 440
Charlotte, NC, 28203

SURVEYOR:

Central Arkansas Professional Surveying
P.O. Box 296
Conway, AR 72033

AREA: 1.21 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: Target Store

PROPOSED ZONING: Revised PCD

PROPOSED USE: Add restaurant out parcel

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On November 21, 1996, the Planning Commission approved the Grey Rock (Target) – Long-form PD-C with a vote of 9 ayes, 0 noes and 2 absent. On December 3, 1996, the Little Rock Board of Directors approved Ordinance No. 17,332 establishing Grey Rock Long-form PD-C.

The site plan included a 123,000 square foot Target Store building and 614 parking spaces. The site plan included a single access point from Chenal Parkway with a second drive to Chenal Parkway to be shared with the Home Depot property immediately east.

Ordinance No. 18,040 adopted by the Little Rock Board of Directors on June 15, 1999, allowed a revision to the previously approved site plan. The approval allowed an area to be used for a temporary garden center display area. The applicant proposed to utilize a 21-foot by 42-foot metal frame greenhouse structure with doors at both ends. Approximately 16 parking spaces would be used for display of potted shrubs and bagged foods. The display area was located at the end of the greenhouse structure. The maximum display time was limited to 120 days per year. This complied with typical ordinance requirement for commercial property.

Ordinance No. 19,805 adopted by the Little Rock Board of Directors on August 21, 2007, allowed a revision to the previously approved PCD. The approval allowed a remodel/expansion of the existing store to provide an additional 18,339 square feet to the building bringing the gross floor area up to approximately 141,314 square feet.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved site plan for the 13.22 acre Target parcel. The purpose of the amendment is to request a subdivision of the existing 13.22 acres and allow a new 0.90 acre out parcel which is planned to be developed as a 3,060 square foot Zoe's Kitchen.

The current Target parking field provides 565 parking spaces yielding a ratio of 4.001/1,000 square feet of floor area. As a result of the proposed development the total parking count for the principle Target parcel and the new Zoe's parcel will be 532 parking spaces yielding a ratio of 3.69/1,000 square feet.

B. EXISTING CONDITIONS:

The site is located in a commercial node with retailing activities located along the Parkway and West Markham Street including fuel services, automobile sales and service, restaurants, a furniture store, home design and clothing. The area proposed for the outparcel is paved and serving as parking for Target. There is a strip center located to the west of the site containing a mix of retails uses. South of the site is an office building, an automobile dealership and a commercial shopping center. North of the Target site is Rock Creek.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Gibrantar Heights/Point West/Timber Ridge Property Owners Association, the Parkway Place Property Owners Association and the St. Charles Community Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. For pedestrian access to the development; access ramp(s), striping, and signage should be provided from the existing sidewalk on the east at the existing curb cut of the access easement.
3. The existing striping at the intersection of the access easement and Chenal Parkway should be restriped due to wear in conformance with MUTCD standards.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

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

Entergy: Contact Entergy in advance to discuss service requirements. There are existing UG electrical lines on the north side of Chenal Parkway and along the western property line.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. Central Arkansas Water owns a 50-foot wide raw waterline easement as shown on the site plan. No permanent structures should be placed within this easement.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. 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.
4. 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.

5. 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.
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.
7. Contact Central Arkansas Water if additional fire protection or metered water service is required.
8. 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.
9. 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.
10. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
11. 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.

Fire Department: Maintain access.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is not currently served by CATA at this location but it is close to current Route #5 West Markham Street. This location is not in CATA's long range planning. The proposal has no impact to service. The planned development is currently served by sidewalks maintaining the pedestrian access to the shopping area is important for transit.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review 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.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from PDC, (Planned District Commercial) to PCD (Planned Commercial District) to allow for development of a restaurant on a portion of this site. This site is within the Chenal Design Overlay District.

Master Street Plan: Chenal Parkway is shown as a 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 Chenal Parkway since it is a Principal Arterial. 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 I Bike Path is shown along Chenal Parkway (Rock Creek). A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Ten-foot

paths are recommended where the path is not along a street, with an additional four-feet to allow for pedestrian use as well.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Building landscape areas 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.
3. 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). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet. For developments with one hundred fifty (150) or fewer parking spaces interior islands must be a minimum of seven and one half (7 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.
4. A landscape irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the landscaped area to be irrigated.
5. Existing trees and vegetation can be used to satisfy landscape requirements. Trees selected for preservation shall have the area within the drip line fenced with protective fencing and protected from development activities.
6. 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: (February 18, 2015)

The applicant was present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the applicant was seeking approval of a revision to the Target PCD site plan to allow the creation of an out-parcel for a future restaurant user. Staff stated the site would be overlaid with a cross access/cross parking agreement.

Staff requested details concerning the proposed signage plan, the building height, if there would be any areas of outdoor dining and if there would be a pick-up window. Staff also requested the site plan include a note concerning the required dumpster screening.

Public Works comments were addressed. Staff stated any broken curb, gutter or sidewalk which was damaged in the public right of way would require

replacement prior to the issuance of a certificate of occupancy. Staff requested the site plan include pedestrian access from the adjacent parking area into the out-parcel proposed for the restaurant.

Landscaping comments were addressed. Staff stated interior landscaping and building landscaping would be required with the development of the site. Staff also stated an irrigation system to water landscaped areas was required with the development of the site.

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 a revised site plan to staff addressing a number of the technical issues raised at the February 18, 2015, Subdivision Committee meeting. The applicant has provided the proposed signage plan, the building height, areas of outdoor dining and stated the restaurant will not have a pick-up window. The revised site plan also includes a note concerning the required dumpster screening. The dumpster will be screened per typical ordinance standards or a minimum of two (2) feet above the finished height of the dumpster.

The proposal is to amend the previously approved PCD and site plan for the 13.22 acre parcel. The purpose of the request is to allow the subdivision of the existing 13.22 acres and allow a new 0.90 acre out-parcel which is planned to be developed with a 3,060 square foot restaurant. The building is a single story building with a maximum building height of 25-feet.

The Target building contains 141,097 gross square feet of floor area and Zoe's is proposed containing 3,060 gross square feet of floor area. The plan includes landscaping and buffering to comply with the typical minimum ordinance requirements of the zoning and landscape ordinances.

The site's parking field currently provides 565 parking spaces yielding a ratio of 4.001/1,000 square feet of floor area. As a result of the proposed subdivision and future development of the restaurant the total parking count for the Target parcel and the new restaurant parcel will be 532 parking spaces yielding a ratio of 3.69/1,000 square feet. Each of the lots will be overlaid with cross access and cross parking. Each of the lots will contain parking sufficient to meet the typical minimum parking requirements for each of the individual uses.

The new lot is proposed with a sign eight (8) feet in height and 100 square feet in area. The sign will be located along Chenal Parkway. The sign as proposed is consistent with the Chenal Parkway Design Overlay District. Building signage is proposed along three (3) facades of the building. The signs are to be mounted

on the vertical surface of the building. The sign located on the west façade is proposed 27 square feet or 1.6% of the façade. The sign located on the south façade is 20 square feet or 2.7% of the façade and the sign located on the eastern façade is 20 square feet or 1.3% of the façade.

The site plan includes two (2) areas for outdoor dining. The dining area will be enclosed with a three (3) foot steel railing to comply with the States Alcohol Beverage Control requirements.

Staff is supportive of the request. Staff does not feel the creation of this out-parcel to allow the development of a new restaurant will have an adverse impact on the development or of adjacent parcels. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate.

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:

(MARCH 12, 2015)

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 11 ayes, 0 noes and 0 absent.