

FILE NO.: Z-9106

NAME: 9021 Geyer Springs Road Short-form PCD

LOCATION: Located at 9021 Geyer Springs Road

DEVELOPER:

One Bank and Trust
300 West Capitol Avenue
Little Rock, AR 72201

SURVEYOR:

Donald Brooks
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.34 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.08

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone this site from R-2, Single-family to Planned Commercial Development, PCD, to allow the use of this existing commercial building with C-3, General Commercial District uses and a food store under 5,000 gross square feet with the sales of beer and wine. There are no exterior modifications proposed for the site. All existing paved areas will remain. Only cosmetic repairs will be completed to the interior of the building.

B. EXISTING CONDITIONS:

The property is located just south of the Baseline/Geyer Springs Roads intersection. The building was constructed as a non-residential building in 1978 prior to the area being annexed into the City. The area contains a mixture of uses including commercial and residential. There is a strip center located to the north which contains a number of uses including a rental business for furniture, electronics etc., a beauty supply business and movie rentals. There is a fast food restaurant at the intersection of Baseline and Geyer Springs Road. Also in this area there is a new CVS Pharmacy, auto parts store, carwash, grocery, Wal-greens and a mobile home park. Geyer Springs Road is a four (4) lane road with a continuous center turn lane. There are sidewalks in place along Geyer Springs Road in this area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Cloverdale Neighborhood Association, the Windamere Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Geyer Springs Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Due to the existing two (2) driveways not located at least 300 feet from the other on a minor arterial street, the south driveway should be removed and curb and gutter installed to not create left turn conflicts from the center left turn lane.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Contact Little Rock Wastewater if additional information is required.

Entergy: Entergy does not object to this proposal. Electrical service is either already provided to the existing building or available from the power line in front of the building along Geyer Springs Road. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance if electrical service needs change as a result of the change in allowable use.

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. 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.
5. 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.
6. 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.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location served nearby on Routes 22 & 17 and is along a transit route important future planning. The parking lot configuration has excessive curb cuts which create vehicle pedestrian conflicts along the sidewalk. We request the curb cuts be reduced to a minimum required by code and implementation of pedestrian infrastructure for access to the transit route.

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Geyer Springs East 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 R-2 (Single Family District) to PCD (Planned Commercial District) to allow C-3 (General Commercial District) uses as allowable uses.

Master Street Plan: The west side of the property is Geyer Springs Road and it is a Minor Arterial on the Master Street Plan. 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 on Geyer Springs Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested the applicant provide the days and hours of operation, the proposed signage plan, the proposed use mix for the building and the hours of dumpster service. Staff questioned if there would be any fencing placed on the site. Staff requested information concerning the location, construction material and total fence height of any fencing.

Public Works comments were addressed. Staff stated a right of way dedication for Geyer Springs Road to 45-feet from centerline was required. Staff stated the driveway locations and widths did not meet the minimum spacing requirements with regard to location and distance between the drives. Staff requested one (1) of the drives be closed to eliminate conflicting traffic movements.

Landscaping comments were addressed. Staff stated if the renovation cost exceeded fifty percent (50%) of the replacement cost of the building then the landscaping and buffer on-site were to come into compliance according to the percentage upgrade. Staff stated any new paved areas were to be landscaped.

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 a number of the issues raised at the February 3, 2016, Subdivision Committee meeting. The applicant has provided the proposed signage plan, the proposed use mix for the building and the hours of dumpster service.

The applicant is requesting to rezone this site from R-2, Single-family to PCD to allow the use of this existing commercial building with C-3, General Commercial District uses and to allow a food store under 5,000 gross square feet with the sales of beer and wine as an allowable use. There are no exterior modifications proposed for the site. All existing paved areas will remain. Only cosmetic repairs will be completed to the interior of the building.

The applicant has indicated ground signage as allowed in commercial zones will be used for the business. The maximum sign height proposed is 36-feet and the maximum sign area proposed is 160 square feet. Building signage will be limited to a maximum of ten (10) percent of the façade area along the front façade with frontage on Geyer Springs Road.

The site plan indicates the placement of a dumpster within the rear of the building. The dumpster will be screened per typical ordinance requirements. The screening fence will be a minimum of two (2) feet above the finished height of the container. The applicant has also indicated a recycling facility may be placed on the site should the use of the building merit recycling of materials. The hours of dumpster service will be limited to daylight hours or from 7 am to 6 pm Monday through Friday.

The site plan indicates eight (8) parking spaces in front of the building and five (5) spaces behind the building. The building contains 3,280 square feet and is proposed for general retail. Based on one (1) parking space per 300 gross square feet of floor area a total of ten (10) parking spaces would typically be required to serve the site. Staff recommends the use mix of the site match the parking available on the site.

There does not appear to be a screening fence located in the rear yard of the development. Staff recommends proper screening be provided between the parking area and the residential homes located to the east of this site.

Staff is supportive of the applicant's request. The applicant is proposing to rezone the property to a PCD to allow the use of this existing commercial building which was constructed in the late 70's as a retail use. This building was constructed as a commercial building and has always been used for retail. This area of Geyer Springs is primarily non-residential uses with commercial uses immediately to the north and a new pharmacy under construction to the west of this site. Staff feels the rezoning request to allow the use of this commercially developed site with commercial uses as requested by the applicant 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.

Staff recommends the use mix of the site match the parking available on the site.

Staff recommends proper screening be provided between the parking area and the residential homes located to the east of this site within 30 days of final approval of the rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 25, 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 the use mix of the site match the parking available on the site. Staff presented a recommendation that proper screening be provided between the parking area and the residential homes located to the east of this site within 30 days of final approval of the rezoning. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.