

FILE NO.: Z-9257-A

NAME: Big Rock Plaza Revised Long-form PCD

LOCATION: West of Vimy Ridge Road between Big Rock Avenue and Pleasant Hill Road

DEVELOPER:

Big Rock Development, LLC
12506 Vimy Ridge Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Big Rock Development, LLC/Owner
Patrick M. McGetrick/Authorized Agent

SURVEYOR/ENGINEER:

McGetrick & McGetrick/Engineer

AREA: 23.26 acres NUMBER OF LOTS: 27 FT. NEW STREET: 1400 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 41.04

CURRENT ZONING: PCD, Planned Commercial Development

ALLOWED USES: Retail/Commercial, Senior Living Facility, and Mini-warehouse

PROPOSED ZONING: PCD, Planned Commercial Development

PROPOSED USE: Retail/Commercial, Attached Residential (Triplex), and Solar Field

VARIANCE/WAIVERS:

1. Advanced grading
2. Driveway locations

BACKGROUND:

This property was rezoned from R-2, Single-Family Residential to PCD, Planned Commercial Development with the adoption of Ordinance 21,507 on November 7, 2017. This PCD established a 5-lot mixed use development. Lot 1 was proposed to contain a 16,000 square foot retail building with C-3, General Commercial uses on a 2.66-acre parcel. Lot 2 would be developed with a 43,600 square foot retail building with C-3, General Commercial uses or a grocery store on a 6.09-acre tract. Lot 3 was approved for a 30,000 square foot retail strip center, again with C-3, General Commercial uses. Lot 3 would have an area of 2.76-acres. Lot 4 was shown as 4.31-acres and slated for a 46,000 square foot assisted living center. Lot 5 was 7.7-acres and was to be developed with 35 buildings, each being 100-feet in length by 20-feet in width, to be used as mini-warehouse. The development would be accessed by a divided median street with a width of 51 feet.

Two amendments to the proposal were made at the Board of Directors meeting. The first amendment stated the assisted living facility proposed for Lot 5 would be a senior living facility. The second amendment clarified that within the PDC there would be no convenience stores, no liquor stores, and no pawn shops, nor would any tenant or owner permit any of those uses on the property.

Additionally, each lot was approved for a monument sign with a maximum height of 6-feet and a maximum sign area of 36 square feet. The building signage was approved for consistent with signage allowed in commercial zones, being a maximum of 10% of the front building façade. Corner lots would be permitted signage on any façade with public street frontage.

The hours of operation for the retail uses were approved to be 6am to 10pm every day of the week; however, the grocery hours may be varied. The restaurant hours were established as 8 am to 10 pm, with some consideration for variance based on the tenant. The mini-warehouse would have access via key pad at all times. The hours for the office uses are typical, being 8 am to 6 pm Monday through Friday. A residence for the on-site manager was also included within the mini-warehouse development.

A dumpster screened according to the zoning ordinance requirements would be provided on each lot. Hours of service were approved to be 7 am to 6 pm Monday through Friday.

No building on the site would exceed 35-feet in height.

Screening would be provided along the north and south perimeters with the use of dense evergreen plantings and/or opaque wood fences or walls. A 50-foot wide undisturbed buffer would be provided along Pleasant Hill Road serving as screening for the

mini-warehouse use. The mini-warehouse would also be enclosed by a chain link fence with a height of no greater than 8 feet.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to revise the PCD for the Big Rock Plaza development. The previous plan included mini-warehouse, senior living, and retail/commercial uses. This plan has retail/commercial uses along Vimy Ridge Road, attached residential (triplex), and a solar field. The location of the proposed street does not change.

B. EXISTING CONDITIONS:

The subject parcel is undeveloped and heavily wooded.

The property to the south has been recently developed with attached residences.

Across Vimy Ridge Road to the east are single-family homes.

A larger lot residential subdivision is located to the south.

To the west, a solar farm was recently approved; however, the property is currently undeveloped.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one phone call from a representative of an area neighborhood association. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Alexander Road, Quail Run, and Southwest Little Rock United for Progress neighborhood associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. How many units are proposed on Village Drive? How many units are proposed on Village Court? The # of units will determine the street classification and design standard with sidewalks required by the Master Street Plan. Per traffic generation data, 1 unit will produce 6 vehicle trips per day.
2. Village Drive and Village Court should be private streets with vehicles backing out into the street, driveway widths, and distance between driveways similar to the western most phase of Village at the Gateway located to the north.

FILE NO.: Z-9257-A (CONTINUED)

3. Provide a cross section and striping plan for Village Run Parkway to determine lane widths and tapers.
4. Show the proposed driveway for the solar farm.
5. Provide the justification for a median cut on Village Run Parkway near lots 19 and 20.
6. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1818 (Nat Banihatti) for more info.
7. Vimy Ridge 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.
8. Pleasant Hill Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required unless the collector street is moved to the north with this development plan.
9. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Vimy Ridge Road including 5-foot sidewalks with planned development. The new back of curb should be located 29.5 ft. from centerline.
10. 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. A variance was previously approved to advance grade the subject property.
11. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
12. Is private waste collection proposed for this development?
13. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
14. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
15. Village Drive and Village Court are duplicate street names of existing streets in Little Rock. Provide new street names. Street names and street naming conventions must be approved by Public Works. Contact Glenn Haley at (501) 371-4537.

16. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. A variance is required to be obtained for the proposed driveway locations.
17. 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.
18. The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact Melinda Glasgow at 371-4646 for more information.
19. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Pleasant Hill Road including 5-foot sidewalks with planned development unless the collector street is moved to the north as proposed with this application.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project.

Capacity Fee Analysis will be required.

A detention pond may not be located within 10-feet of a sanitary sewer line.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy:

A potential conflict has been identified with the proposed development plan reviewed and nearby active CNP gas facilities. More information is needed regarding proposed drainage ponds in relation to CNP gas facilities. Until additional information is obtained, CNP objects to the current state of the plan reviewed.

AT & T: No comment 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 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division, and Little Rock Fire Department is required.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL), and Residential Medium Density (RM) for the requested area. The Residential Low Density category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12)

dwelling units per acre. The application is a revision to PCD (Planned Commercial Development) District to convert the western portion from mini-warehouse and rehabilitation center to triplexes and keeping the front two parcels retail along Vimy Ridge Road.

Master Street Plan: To the east is Vimy Ridge Road and it is a Minor Arterial on the Master Street Plan. To the south is Pleasant Hill Road and it is a Collector 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 of traffic and pedestrians on Vimy Ridge Road since it is a Minor Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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.

H. SUBDIVISION COMMITTEE COMMENT: January 29, 2020

The applicant was present. Staff presented the item.

The Planning Department staff asked if the proposed solar field is a relocation of or an expansion to the solar field recently approved for the property to the west. It was also requested for the setbacks on the commercial lots to be removed or modified to be consistent with a commercial zone. Information on proposed uses and signage for the commercial lots was also requested.

Public Works indicated the comments were similar to the previous application. The number of units proposed for Village Drive was asked in order to determine the street classification and design standard with sidewalks. A cross section and striping plan for Village Run Parkway was requested to determine appropriate lane widths and tapers. The location of the proposed driveway for the solar farm should be added to the site plan and also justification for the median cut shown on Village Run Parkway near Lots 19 and 20. Also regarding streets, Village Drive and Village Court would be duplicate street names within the city. Street names and naming conventions must be approved by Public Works. The comment about whether private waste collection was proposed was discussed. Lastly, driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. A variance is required to allow the proposed locations.

The comments of both the Little Rock Water Reclamation Authority and CenterPoint Energy regarding the location of the proposed detention ponds and their proximity to existing facilities were noted.

Responses to comments and issues with revisions were required no later than February 20, 2020.

The item was forwarded to the full commission for consideration.

I. ANALYSIS:

A revised site plan and responses were submitted.

At this time the solar field shown on the property would be an addition to the approved field to the west.

A 25-foot setback on for all yards has been added to the commercial lots. This is consistent with commercial developments as set forth in the zoning ordinance.

The proposed commercial uses are to be C-3. Staff would recommend the previous amendment not permitting convenience stores, liquor stores, and pawn shops be carried forward with this proposal.

The signage is proposed to comply with the commercial standards.

Village Drive and Village Court have been renamed to Gateway Drive and Gateway Court, respectively.

Gateway Drive is proposed to have 72 dwelling units and Gateway Court would have 48 dwelling units. Both will be private streets having a width of 26-feet measured from back of curb to back of curb placed within a 45-foot right-of-way.

Public Works has found the proposed cross-section for Village Run Parkway to be acceptable. The pavement would be 20-feet wide in each direction with a 15-foot median.

A driveway for access to the solar field has been added to the site plan opposite Lot 17.

Village Run Parkway would serve as a collector street and is proposed to connect Vimy Ridge Road with Alexander Road. This street would replace Pleasant Hill Road on the Master Street Plan.

Private waste collection is proposed for the entire development. Both commercial lots will have a separate dumpster screened in accordance with ordinance requirements.

A variance is requested to construct the driveways as shown on the site plan.

Additional right-of-way and half-street improvements to Vimy Ridge Road would be constructed with development.

The locations of the detention ponds are illustrative. The sites for the ponds will be determined during final planning and construction and the ponds will be at least 15-feet from any utilities.

Staff is supportive of this revised plan. The continuation of the attached residential units into this section is a logical extension of the overall project, as well as the more focused commercial buildings along Vimy Ridge are a reasonable refinement to the plan.

The 120 dwelling units proposed is not inconsistent with Medium Density Residential development, nor are the proposed 15-foot front and rear yard setbacks and 5-foot side yard setbacks.

Staff also recommends carrying forward the following from the previously approved plan:

- Maximum building height of 35-feet
- Hours of operation for the commercial uses generally from 6 am to 10 pm
- Hours for dumpster service from 7 am to 6pm Monday through Friday
- Screening meeting or exceeding the ordinance requirements between the residential uses and commercial uses and also for the vehicular use areas

J. STAFF RECOMMENDATION:

Staff recommends approval of the revised PCD subject to compliance with the comments and conditions outlined in paragraphs D, E, and F of the agenda staff report.

Staff recommends approval of the variances to allow advance site grading and the driveway spacing as shown on the site plan.

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation"

FILE NO.: Z-9257-A (CONTINUED)

above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 noes, and 2 absent.