

FILE NO.: Z-5718-C

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NAME: West Tree Service Revised Long-form PD-I

LOCATION: Located at 6300 Forbing Road

DEVELOPER:

West Tree Service  
6300 Forbing Road  
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

West Tree Service, Johnnie Wells - Owner  
White-Daters and Associates - Agent

SURVEYOR/ENGINEER:

White-Daters and Associates  
24 Rahlign Circle  
Little Rock, AR 72223

AREA: 8.86-acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 2      PLANNING DISTRICT: 13 – 65<sup>th</sup> Street East      CENSUS TRACT: 20.02

CURRENT ZONING:      PD-I

ALLOWED USES:      Tree Service Business

PROPOSED ZONING:      Revised PD-I

PROPOSED USE:      Expansion of graveled parking area and add additional buildings

VARIANCE/WAIVERS:      None requested.

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BACKGROUND:

On August 24, 1993, the Planning Commission approved the West Tree Service – Long-form PD-I for the property at 6300 Forbing Road. On September 21, 1993, the Board of Directors passed Ordinance No. 16,494 approving the Planned Development.

Ordinance No. 18,074 adopted by the Little Rock Board of Directors on August 3, 1999 established the West Tree Service Revised Long-form PD-I. The approved revision to the site plan included a 2,720 square foot office building, a 4,000 square foot shop with a 5,200 square foot canopy and a small portable building. The approved site plan included areas of asphalt parking. The applicant proposed to revise the site plan by adding a small amount of asphalt parking area on the west side of the shop building and a larger area of gravel parking on the north side of the shop building. The gravel area would be used for equipment storage. The applicant also proposed to extend the existing six (6) foot screening fence along the east property line northward to the existing tree line. This would aid in screening the gravel equipment storage area from the residences to the east. The proposed improvements (asphalt and gravel parking and fence extension) were in place on the property at the time of the request.

The previously approved site plan showed an area for on-site stormwater detention along the east property line, near the end of Myerson Drive. The applicant proposed to move the on-site stormwater detention area to along the west property line and Public Works was in support of the request.

The applicant also requested a 15-percent in-lieu payment for all required street improvements and a variance from the ordinance required minimum driveway setbacks and spacing for the three existing drives on the site. This request was approved by the Commission at their July 8, 1999 Public Hearing.

Ordinance No. 19,194 adopted by the Little Rock Board of Directors on October 5, 2004, allowed the applicant to modify the previous approved site plan by adding one (1) 30-foot by 40-foot metal/wood storage building that was to be used for equipment storage. The building was to be placed to the north side of an existing Supervisors Building. In addition, the approval allowed the owner to add two (2) metal buildings that were to attach to the existing maintenance shop. One (1) of which was to be a 40-foot by 40-foot building, attaching to the west side of the existing building, and to be used for parts storage. The other was a 30-foot by 30-foot building that was to attach to the north side of the existing maintenance shop and located toward the west end. This building was to be used to store miscellaneous items. The applicant also proposed to enclose the area on the east side of the maintenance shop which was covered by a 70-foot by 75-foot canopy. The enclosure would be accomplished by constructing two (2) 30-foot by 40-foot metal buildings that would serve as large bays for truck maintenance.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PD-I, Planned Development Industrial, to allow the existing northern fence to be moved further north and allow the existing graveled parking to be expanded to the north. The applicant is proposing to maintain the previously approved building locations. The applicant also states all conditions of the existing Planned Development will remain as a part of the current request and approval.

B. EXISTING CONDITIONS:

The site contains several metal buildings all used by West Tree Service. There is a large area located to the north of the site that is currently undeveloped under the West Tree Service ownership. The area to the east of the site contains a large industrial user. The area to the north is also large scale industrial users. Along the eastern boundary of the site is a mix of residential and non-residential uses with a single-family neighborhood located near the rear building developed for truck storage and repair. Across Forbing Road there is a school and a mix of commercial and industrial uses.

C. NEIGHBORHOOD COMMENTS:

The Wakefield Neighborhood Association, Southwest Little Rock United for Progress and all property owners located within 200-feet of the site were notified of the public hearing. There is no contact information for the Geyer Springs Neighborhood Association listed in the City of Little Rock's neighborhood contact listing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. 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.
2. Forbing 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.
3. A grading permit in accordance with Section 29-186 (c) and (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.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. 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 land owner.
6. 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/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Retain existing easements. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing overhead power line extending along the east side of this property which currently provides service to the existing structures. It does not appear to be in the way of future building additions or parking lot expansion. Contact Entergy in advance to discuss electrical service requirements, or 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. 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.
3. 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.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. 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.

6. 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. Full Plan Review – 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. 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.

F. Building Codes/Landscape:

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov).

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.

2. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with the landscape ordinance and shall continue to full compliance on a graduated scale. Verify existing building and addition square footage.
3. 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. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro Route #17, Mabelvale-Downtown.

Planning Division: This request is located in 65<sup>th</sup> Street East Planning District. The Land Use Plan shows Industrial (I) for this property. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a revision to an existing PID (Planned Industrial Development) to allow additional buildings, building additions and additional graveled truck/equipment parking on the site.

Master Street Plan: The south side of the property is Forbing Road and it is shown as 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 of traffic and pedestrians on Forbing Road since it is a Minor 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 II Bike Lane is shown along Forbing Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (March 14, 2018)

Mr. Tim Daters of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff questioned the days and hours of operation. Staff also requested Mr. Daters include the maximum building height in the general notes section of the site plan.

Public Works comments were addressed. Staff stated right of way dedication along Forbing Road to 45-feet from centerline was required. Staff stated any

broken curb, gutter or sidewalk located within the right of way was to be repaired or replace prior to the issuance of a certificate of occupancy for the development.

Landscaping comments were addressed. Staff stated any new development was to comply with the City's landscape and buffer ordinance requirements.

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.

I. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing most of the technical issues associated with the request raised at the March 14, 2018, subdivision Committee meeting. The applicant has indicated the maximum building height for the new construction and indicated the days and hours of operation for the business.

The applicant is proposing to amend the previously approved PD-I, Planned Development Industrial, to allow the existing northern fence to be moved further north and allow the existing graveled parking to be expanded to the north. The applicant is proposing to maintain the previously approved building locations. The applicant also states all conditions of the existing Planned Development will remain as a part of the current request and approval.

The site plan indicates the placement of a 30-foot by 40-foot addition to the existing one-story metal office building located on the southeastern portion of the site. Located on the site just north of the office building is a metal building which is used as a maintenance shop. The plan indicates an existing covered open area will be enclosed for an additional truck maintenance bay. There is a covered canopy 60-feet by 40-feet located along the east side of the building. Along the west side of this building is a proposed 55-foot by 40-foot addition which is proposed as storage. Along the rear of this building, the north side, a 30-foot by 30-foot addition is proposed. The area is proposed for miscellaneous storage. Located along the northern portion of the site is an existing building pad. The area is proposed with a 92-foot by 32-foot repair shop and storage building.

The graveled truck and equipment parking area has been expanded to the north of the existing graveled parking area. The applicant notes these areas are not accessible to the public and is requesting to maintain these areas as a graveled surface.

The area to the east of this site is zoned and used as single-family residential homes. The zoning ordinance typically requires the placement of screening in areas adjacent to zoned or used single-family residential. The screening can be accomplished via a fence, wall or dense evergreen plantings. The screening

material must be a minimum height of six (6) feet. The site plan does not indicate the placement of screening along this perimeter.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to an existing PD-I, Planned Development Industrial, to allow for an expansion of the graveled truck parking area. The building additions are indicated as previously approved and the applicant is requesting to maintain the building addition areas on the current site plan. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the revision to allow the additional parking area for the trucks and equipment will have a significant impact on this site or the area.

J. 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 applicant provide the required screening along the eastern perimeter of the site where adjacent to residentially zoned or used property.

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PLANNING COMMISSION ACTION:

(APRIL 5, 2018)

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 applicant provide the required screening along the eastern perimeter of the site where adjacent to residentially zoned or used property. 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, 0 absent and 1 recusal (Commissioner Keith Cox).