

FILE NO.: Z-1620-A

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NAME: B & G Properties Short-form PID

LOCATION: Located at 3401 – 3423 Mabelvale Pike

DEVELOPER:

B & G Properties, Inc.  
3401 Mabelvale Pike  
Little Rock, AR 72204

ENGINEER:

Ben Kittler, Jr.  
812 Providence Drive  
Bryant, AR 72022

AREA: 2.187 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9 – I-630

CENSUS TRACT: 19

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Light Industrial

PROPOSED ZONING: PID

PROPOSED USE: Recognize the existing multi-family and allow the creation of a two (2) lot plat with reduced side yard setbacks.

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from I-2, Light Industrial District to PID, Planned Industrial Development, to recognize an existing multi-family development and to allow the creation of a two (2) lot plat. The northern lot contains an auto repair and mechanic shop. The southern lot contains two (2) apartment buildings. It appears all the buildings were constructed in the early 1970's. Each of the apartment buildings contains 2,620 square feet and four (4) one-bedroom units. The auto repair buildings each contain 2,650 square feet of floor area.

The area is currently platted as Lots 1 – 12 Block 9 Intercity Addition. The applicant is requesting to replat the lots into 2 lots, Lot 1 containing 0.427 acres and Lot 2 containing 1.770 acres. The applicant is requesting a 9.28-foot setback along the northern perimeter of Lot 1. The setback on the southern perimeter of the auto repair garage is a similar setback (9-feet). The requested setback is to correspond with an existing fence located between the apartments and the auto repair garage buildings.

The auto repair business has large areas of paving for vehicle parking and storage. The apartment complex has an existing graveled parking area along Mabelvale Pike containing six (6) parking spaces. There is a paved parking area along the rear of the site containing six (6) parking spaces. Parking for a multi-family development is typically based on one and one-half (1 ½) parking spaces per unit. Eight (8) units would typically require the placement of 12 parking spaces. The gravel parking area will be paved upon approval of the rezoning request.

B. EXISTING CONDITIONS:

This area contains a mix of uses including residential, commercial and office uses. To the west of the site is a church, office/warehouse and several auto related businesses. There is an auto repair shop located on this property and also to the south across West 35<sup>th</sup> Street. There is a church located to the north of this site and also to the west of this site. There is a strip center containing a number of commercial uses located to the northwest of this site.

West 34<sup>th</sup> Street is an unimproved street with open ditches for drainage. Mabelvale Pike has been completed with curb, gutter and sidewalk.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the South of Asher Neighborhood Association, the Curran Conway Neighborhood Association and the University District Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Mabelvale Pike 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. Due to the proposed use of the property, the Master Street Plan specifies that West 34<sup>th</sup> Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20-foot radial dedication of right-of-way is required at the intersection of Mabelvale Pike and West 34<sup>th</sup> Street.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Electrical service is already being provided to structures on this property. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) for this proposal.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment.

Fire Department: Full plan review.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is located near Rock Region Metro Route #16, the UALR route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows Light Industrial (LI) for these properties. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The applicant has applied for a rezoning from I-2 (Light Industrial District) to Short-form PID (Planned Industrial Development) to recognize existing multi-family and allow the creation of a two (2) lot plat.

Master Street Plan: North of the properties is West 34<sup>th</sup> Street and it is shown as a Local Street on the Master Street Plan. West of the properties is Mabelvale Pike and it is shown as a Minor Arterial on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. 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 Mabelvale Pike since it is a Minor Arterial. These streets 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 Mabelvale Pike. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

Mr. Ben Kittler was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned if the existing graveled parking lot would remain or if there were plans for paving the area. Mr. Kittler stated the owner would pave the parking area upon approval of the request.

Public Works comments were addressed. Staff stated a radial dedication of right of way was required at the intersection of West 34<sup>th</sup> and Mabelvale Pike. Staff stated a right of way dedication of 30-feet from centerline was required along West 34<sup>th</sup> Street.

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 the comments raised at the April 5, 2017, Subdivision Committee meeting. The applicant has indicated a 20-foot radial dedication of right of way at the intersection with West 34<sup>th</sup> Street. The plan also notes a dedication of right of way on West 34<sup>th</sup> Street to 30-feet from centerline.

The request is to rezone the property from I-2, Light Industrial District to PID, Planned Industrial Development, to recognize an existing multi-family development and to allow the creation of a two (2) lot plat. Lot 2, the northern lot contains an auto repair and mechanic shop. The auto repair buildings each contain 2,650 square feet of floor area. The lot will contain 1.770 acres. Lot 2 is proposed to wrap around Lot 1 and will provide an ingress-egress easement to allow Lot 1 access to a rear parking area.

Lot 1, the southern lot, contains two (2) existing apartment buildings. It appears all the buildings were constructed in the early 1970's. Each of the apartment buildings contains 2,620 square feet and four (4) one-bedroom units.

The applicant is requesting a 9.28-foot setback along the northern perimeter of Lot 1. The setback on the southern perimeter of the auto repair garage is a similar setback (9-feet). The requested setback is to correspond with an existing fence located between the apartments and the auto repair garage buildings.

The auto repair business has large areas of paving for vehicle parking and storage. The apartment complex has an existing graveled parking area along Mabelvale Pike containing six (6) parking spaces. The applicant has indicated the graveled parking will be paved upon approval of the PID zoning request. There is a paved parking area along the rear of the site containing six (6) parking spaces. Parking for a multi-family development is typically based on one and one-half (1 ½) parking spaces per unit. Eight (8) units would typically require the placement of 12 parking spaces. The parking provided is adequate to serve the development.

The applicant has not indicated signage for either of the developments. Staff recommends if signage is proposed for the multi-family development the signage be limited to signage allowed in multi-family zones or a maximum of six (6) feet in height and 24 square feet in area. Signage for the remainder of the site should be as allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. Building signage should be limited to a maximum of ten (10) percent of the façade area abutting the public street for each of the proposed lots.

Staff is supportive of the applicant's request. The applicant is seeking approval of the PID, Planned Industrial Development, zoning to recognize the existing multi-family located on the site and allow the creation of a two (2) lot plat with setbacks less than typically allowed within the I-2, Light Industrial Zoning District. The lots will be overlaid with cross access easements to allow access to the rear parking of the multi-family development. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to PID 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.

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PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

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. 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.