

FILE NO.: Z-4834-D

NAME: Vogelsberg Subdivision Short-form PCD

LOCATION: Located at 10208 I-30

DEVELOPER:

I-30, HD, LLC
Attn. Gain Robinson
425 West Capitol Avenue, Suite 3600
Little Rock, AR 72201

ENGINEER:

White-Daters and Associates
Attn. Joe White
24 Rahling Circle
Little Rock, AR 72223

AREA: 2.77 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: C-4, Open Display and C-3, General Commercial Districts

ALLOWED USES: Retail and Open Display Retail

PROPOSED ZONING: PCD

PROPOSED USE: C-4, Open Display District uses

VARIANCE/WAIVERS: None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from C-4, Open Display and C-3, General Commercial Districts to Planned Commercial Development (PCD) for the property located on the northeast corner of Baseline Road and Mabelvale Pike. The Harley Davidson Motorcycle Dealership operates from this site. The property is zoned a mix of C-3, General Commercial District and C-4, Open Display District with an approved Conditional Use Permit for a cell tower near the rear of the property. The current owner is proposed to expand several of the buildings and possibly eliminate one building to create additional parking. Also,

this PCD application would permit C-4, Open Display District uses for all three (3) of the platted lots within the Vogelsberg Subdivision.

B. EXISTING CONDITIONS:

The site is developed with the Harley Davidson motorcycle dealership occupying several buildings. To the north and west is the Arkansas State Highway Department headquarters and maintenance facilities. There are two (2) hotels and a liquor store located immediately adjacent to the site. The site is located on the I-30 Frontage Road with the Baseline Road/Mabelvale Pike/I-30 Frontage Road intersection located immediately west of this site.

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 Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Mabelvale Pike including 5-foot sidewalks with the planned development. This portion of Mabelvale Pike is controlled by AHTD. AHTD is being contacted to determine if permits can be issued for construction.
2. Stormwater detention ordinance applies to this property. If detention is provided today, additional detention should be provided for the additional impervious area.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: There is one location which causes Entergy some concern in this proposal. All building construction proposals look fine except the one on the southwest corner of the property. There is an existing three phase power line extending up the western side of the existing building very near to the location of the proposed building in the southwest corner of the property and the existing sign. There are strict OSHA requirements about how close individuals can come to power lines and these distances must be maintained. Contact Entergy in advance regarding future service requirements or to meet to talk specifically about the proposed work at this location to determine if the distance is adequate without having to modify the location of the existing electrical facilities.

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. 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.
5. 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.
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 regarding the size and location of water meter.
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: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA:

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 Geyer Springs West 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 C3 (General Commercial District) and C-4 (Open Display District) to PCD (Planned Commercial District) to allow for the addition to several structures on the site for an existing use – motorcycle sales and service.

Master Street Plan: Baseline Road is a Principal Arterial and Mabelvale Pike is a Collector 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 Baseline Road since it is a Principal Arterial. The primary

function of a Collector Street 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: A Class II Bike Lane is shown along Baseline Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles. There is a Class III Bike Route shown along Mabelvale Pike. Bike Routes require no additional right-of-way or pavement markings, but only a sign to identify and direct the route.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. All vehicular use areas which were in existence prior to the effective date of this article may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (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 this chapter and shall continue to full compliance on a graduated scale.
3. Approximately fifty (50) percent of the site will need to be into compliance with the landscape ordinance.
4. 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: (May 13, 2015)

Mr. Joe White and Mr. Gain Robinson were present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the developer was requesting the allowance of C-4, Open Display District uses as allowable alternative uses for the site. Staff requested the site plan include any location for dumpster facilities, the days and hours of operation for the business and details of the proposed signage plan.

Public Works comments were addressed. Staff stated stormwater detention would apply to future development of the site. Staff stated permits from AHTD were required for improvements located within the right of way.

Landscaping comments were addressed. Staff stated as the phases were implemented additional landscaping would be required. Staff stated at full development approximately fifty percent of the site was required to come into compliance with the landscape ordinance.

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 the comments raised at the May 13, 2015, Subdivision Committee meeting. The applicant has provided the location of the proposed dumpster facilities, the days and hours of operation for the business and details concerning the proposed signage plan. Included in the PCD zoning request is the allowance of all uses permit in the C-4, Open Display District as future uses for all three (3) of the platted lots within the Vogelsberg Subdivision.

The request is to rezone the site from C-4, Open Display District and C-3, General Commercial District to PCD (Planned Development Commercial) to allow the existing motorcycle business to expand. The portion of the property along the I-30 Access Road is zoned C-4, Open Display District. The area located along Mabelvale Pike, the rear of the property, is zoned C-3, General Commercial District. The rear portion of the site is the area the applicant is proposing the building expansion for the motorcycle business.

The site plan includes four (4) areas for future expansion. The immediate plans are to expand the repair garage with a 2,015 square foot addition. The building height will match the existing single story building. The area proposed for expansion includes an addition to the showroom on the east and west sides of the building. A 390 square foot addition is proposed along the east side of the showroom portion of the building and a 2,102 square foot addition is proposed along the west side of the showroom portion of the building. Future construction would allow a 4,645 square foot addition to the one story storage area located on the northeast portion of the site. Also included is the removal of a 1,291 square foot building located along the I-30 Frontage Road to allow for additional parking.

The site plan includes the allowance of an additional sign located at the intersection of Mabelvale Pike and the I-30 Frontage Road. The sign is proposed consistent with signage allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. Building signage is proposed consistent with building signage allowed in commercial zones or a maximum of ten (10) percent of the façade area abutting the public streets. The applicant is requesting to measure the height of the ground sign as allowed in Section 36-557(b) which allows the height of the ground-mounted sign to be measured from the elevation of the centerline of the traffic lanes of the expressway or freeway.

The applicant is requesting to place a dumpster on the site near the northeastern portion of the site. The dumpster will be screened per the typical ordinance requirements or an opaque screen on all four (4) sides of the dumpster a minimum of two (2) feet above the dumpster height.

The applicant has indicated the current dealerships hours of operation are from 9 am to 6 pm, Monday through Saturday. The applicant is seeking to not limit the hours to the current operational hours. The applicant states a future user of the site may have hours that differ from the current operational hours. The applicant is requesting to operate with similar hours of the area businesses, 6 am to midnight seven (7) days per week.

There is a wireless communication facility located on the site. The applicant is requesting approval for future colocations and to add additional ground equipment to the wireless communication facility site without a revision to the PCD zoning provided the additions comply with the provisions of the wireless communications facilities provisions of the zoning ordinance and all the additions are within the compound of the existing wireless communication facility.

Staff is supportive of the request. The applicant is seeking approval of the PCD zoning to allow a building expansion for the existing motorcycle business. The business has operated from the site for a number of years and the building expansion has necessitated the request for the rezoning. To staff's knowledge there are no outstanding technical issues associated with the request. Staff does not feel the request to rezone the site will adversely impact the development or the area.

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:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.