

FILE NO.: Z-8978

NAME: Lucy Self Storage Long-form PD-C

LOCATION: Located at 10616 Stagecoach Road

DEVELOPER:

Walter Lucy
c/o Olan Asbury
P.O. Box 241087
Little Rock, AR 72223

ENGINEER:

Thomas Engineering
2810 Lookout
North Little Rock, AR 72216

AREA: 2.92 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Non-conforming

ALLOWED USES: Non-conforming salvage yard

PROPOSED ZONING: PD-C

PROPOSED USE: Mini-warehouse

VARIANCE/WAIVERS: A variance from Sections 30-43 and 31-210 to allow the driveways nearer the property lines and with less distance separating the drives than typical ordinance standard

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to PD-C to allow the use of the property as a mini-warehouse facility. The site currently contains an auto salvage yard which will be removed upon approval of the PD-C. The development is proposed with five (5) buildings of mini-warehouse. The site plan indicates the placement of an on-site manager's residence included within the office area. The applicant has stated the manager will live on-site. The office hours of the development are from 9 am to 5 pm Monday through Friday and 9 am to noon on Saturday. The owner will not encourage 24-hour access to the

property but customers will have 24-hour access to their units. The property will include climate controlled storage units and standard storage units. The unit mix has not been determined but the mix is expected to be 50/50.

B. EXISTING CONDITIONS:

The site is being used as an auto salvage yard with a number of vehicles stored on the site. To the west is a property zoned PCD which has developed with a strip retail center, a carwash fronting on Kanis Road and mini-warehouse units in the rear. North of this site is a vacant C-2 zoned property. Further north is a shopping center, mini-warehouse units, a convenience store and a drive-through restaurant. South of the site are single-family homes located on large lots or acreage. Within the general area there are a number of residential and non-residential uses including multi-family apartments and an office warehouse development.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Otter Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach 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. In accordance with Section 31-210 (h)(12), access driveways running parallel to the street shall not create a four-way intersection within 75-feet of the future curb line of the street.
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. Is construction of the development proposed to be phased and a variance requested to advance grade the entire property?
4. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
5. Stormwater detention ordinance applies to this property.
6. 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.

7. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveways on minor arterial streets should be spaced 300-feet from other driveways and intersections and 150-feet from the side property line. The width of driveway must not exceed 36-feet. A driveway variance must be requested.
8. Show the location proposed gate controller. The controller must be located at least 60-feet from the Stagecoach Road curb.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy does not object to this proposal. A 3-phase line exists in front of the property with CATV attachments to the poles. Care should be taken to ensure adequate clearance exists before moving large equipment or structures underneath the lines. Contact Entergy in advance for service requirements and to determine locations of required facilities.

Center-Point 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. A water main extension will be needed to provide water service to this property.
3. 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.
4. 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.
5. 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.
6. Contact Central Arkansas Water if additional fire protection or metered water service is required.

7. 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.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.
9. 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 backflow preventer shall be required.
10. 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: Fire hydrants per code, maintain access per code, drive lanes 24-feet, gates 20-feet per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: The area is currently served by CATA at this location by Route #23, Baseline Southwest. While this location is in CATA's service area, the small single business unit should not generate significant ridership so CATA only requests ADA compliant sidewalks are required at this location.

Parks and Recreation: No comment received.

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 Otter Creek Planning District. The Land Use Plan shows Service Trades District (STD) for this property. The Service Trades District provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for a rezoning from R-2 (Single Family District) to PDC (Planned District Commercial) to allow the construction of a mini-warehouse development on this site.

Master Street Plan: Stagecoach Road is a Minor Arterial Street 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 Stagecoach Road. 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 Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the City's landscape ordinance requirements.
 - a. The approximate average depth of the north tract is four hundred and ninety (490) feet. An average thirty-nine foot (39) foot wide buffer is required along Stagecoach Road.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
4. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
5. A landscape irrigation system shall be required for developments of one (1) acre or larger.

6. 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: (October 8, 2014)

The applicant was present. Staff presented an overview of the item stating there were additional items in need of addressing related to the development plan prior to the full Commission acting on the request. Staff requested the applicant provide the days and hours of operation, if there would be on-site management, the location of any proposed dumpster facilities, any areas of outdoor storage and the proposed signage plan.

Public Works comments were addressed. Staff stated the driveways did not comply with the typical standards of the Master Street Plan and the Subdivision Ordinance. Staff also stated the City's stormwater detention ordinance would apply to the development of the site. Staff questioned if the development would be phased and if the developer was requesting to grade future phases of construction with the initial phase of dirt work. Staff stated a grading permit would be required prior to development of the site.

Landscaping comments were addressed. Staff stated street buffers were required along Stagecoach Road. Staff also stated an automatic irrigation system would be required to water landscaped areas. Staff noted interior landscaping would be required within the parking lot areas. Staff requested the applicant provide the proposed fencing material and the location of any proposed fencing in a note on the site plan.

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 issues raised at the October 8, 2014, Subdivision Committee meeting. The revised plan has provided the days and hours of operation, the dumpster facilities and the proposed signage plan.

The request is a rezoning from R-2, Single-family to PD-C to allow the reuse of the property with mini-warehouse units. The site currently contains an auto salvage yard which will be removed upon approval of the PD-C. The development is proposed with five (5) buildings of mini-warehouse. The property will include climate controlled storage units and standard storage units. The unit mix has not been determined but the mix is expected to be 50/50. The site plan indicates the placement of an on-site manager's office and residence. The

applicant has stated the manager will live on-site. Businesses will not be allowed to operate from the individual storage units.

The office hours of the development are from 9 am to 5 pm Monday through Friday and 9 am to noon on Saturday. The owner will not encourage 24-hour access to the property but customers will have 24-hour access to their units.

The site plan indicates the use of the rears of the building as screening for the site. Fencing will be placed within the areas of the site where there are breaks in the buildings. The fencing proposed is a six (6) foot wood fence. Ornamental metal fencing will be placed along the street frontage. The site plan does not include areas of outdoor storage. The applicant has indicated the intent is to limit areas of outdoor activities but in some instances boats, trailers, campers and Rv's may be parked on the site.

The site plan indicates a single ground sign will be located along Stagecoach Road. The sign height and area will be consistent with signage allowed in commercial zones (maximum 36-feet in height and 160 square feet in area). Building signage is limited to the front façade of Building C. The sign will comply with wall signage allowed in commercial zones or a maximum of ten (10) percent of the façade area.

The applicant has stated there will not be dumpsters located on the site. Staff feels if dumpsters are warranted in the future the dumpsters be placed to limit intrusion on the abutting properties and the hours of dumpster service be limited to 7 am to 6 pm Monday through Friday.

The applicant is requesting a variance from the City's Land Alteration Ordinance to allow advanced grading of the site. The applicant has indicated the buildings will be constructed in multiple phases. The applicant is requesting the ability to grade the entire site with the construction of the first building. The buildings will be constructed based on market demand.

The request includes a variance from Sections 30-43 and 31-210. Driveways on minor arterial streets should be spaced 300-feet from other driveways and intersections and 150-feet from the side property line. The width of driveway must not exceed 36-feet. One driveway is located 136-feet from the north property line and 110-feet from the south property line. Center to center the drives are located 270-feet apart.

Staff is supportive of the applicant's request. The site has a long history of a non-residential use. This area of Stagecoach Road is primarily non-residential. Although there are variances associated with the request staff feels the developers have done an adequate job in minimizing any potential adverse impact on the adjacent properties 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.

Staff recommends approval of the variance request to allow advanced grading of the site with the construction of the first building on the site.

Staff recommends approval of the variance from Sections 30-43 and 31-210 to allow the placement of the drives nearer the property lines and with less distance between the drives than typically required per City ordinance.

PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

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 of approval of the variance request to allow advanced grading of the site with the construction of the first building on the site. Staff presented a recommendation of approval of the variance from Sections 30-43 and 31-210 to allow the placement of the drives nearer the property lines and with less distance between the drives than typically required per City ordinance.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.