

FILE NO.: Z-3117-F

NAME: 7415 Colonel Glenn Revised Short-form PCD

LOCATION: 7415 Colonel Glenn Road

DEVELOPER:

Gaviranga Investments, LLC
32 Kingsbridge Way
Little Rock, AR 72212
501-773-8777

OWNER/AUTHORIZED AGENT:

Gaviranga Investments, LLC/Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc./Surveyor
Phillip Lewis/Engineer

AREA: 4.93 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 10 CENSUS TRACT: 24.06

CURRENT ZONING: PCD, Planned Commercial Development

ALLOWED USES: Storage Facilities

PROPOSED ZONING: Revised PCD

PROPOSED USE: Warehouse, Mini-Storage, and Administrative Offices

VARIANCE/WAIVERS: None

BACKGROUND:

The planning commission approved rezoning this property from C-3, General Commercial District to C-4, Open Display District in November 1993. A Conditional Use Permit was also approved allowing a contractor's maintenance yard in the rear portion of the site. The Board of Directors with the adoption of Ordinance No. 16,540 rezoned with property

from C-3 to PCD, Planned Commercial Development, determining the PCD was a more appropriate zoning for the property. One condition of the PCD tied the use to a specific owner.

The property was sold in 1999 and the contractor's yard use was discontinued under the new ownership. The PCD was subsequently amended to allow for the conversion of the contractor's maintenance yard for storage and parking of vehicles with conditions not permitting the outside storage and display of materials, no permanent storage of inoperable trailers or vehicles, and the two existing metal buildings within the area were for storage use only.

The property owners requested to again modify the PCD to allow the construction of storage facilities on the rear portion of the site. The existing metal structures would be used for storage and a 40-foot by 300-foot metal building would be constructed. The storage facilities would be gated, but users would have access around the clock.

The front portion of the site would continue to be allowed C-3, General Commercial uses.

This request was reviewed by the Planning Commission on June 28, 2018 and approved by the Board of Directors on August 21, 2018.

The applicant now seeks to convert the front portion of the site to storage use by constructing partitions within the building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The 32,700-square foot building at 7415 Colonel Glenn currently has two functions for the UAMS Head Start program. The rear portion (approximately 22,000-square feet) serves as a shipping and receiving warehouse. The front section (approximately 12,700-square feet) is used as administrative offices and classrooms. UAMS has signified their intent to vacate the premises on January 31, 2020.

The applicant is requesting to modify the PCD to provide a mini-storage facility within the building after the departure of the UAMS Head Start program. This building is fully sprinklered. The partitioning of the structure is estimated to provide an estimated 300 storage units sized either 10-feet by 10-feet or 10-feet by 20-feet in area within the existing shell of the building.

No additional buildings are proposed at this time and site access would not be changed.

B. EXISTING CONDITIONS:

The property is developed with several metal buildings and primarily used for mini-warehouse/self-storage.

As noted, the front building is currently used for warehouse/storage, child care and administrative offices. A playground for use by the child care facility is situated to the east of the front building.

The site is enclosed by a chain link fence with a height of 6-feet in the front of the property, transitioning to 8-feet in height beyond the gate dividing the front and rear portions of the property.

Opposite the site across Colonel Glenn Road is the Hamilton Learning Academy of the Little Rock School District. UAMS campus.

A branch of the US Postal Service is situated east of the site.

Generally, light industrial and commercial uses are to be found in the vicinity.

The First Tee of Central Arkansas operates a golf course on city-owned property to the south.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any communication from nearby property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the John Barrow and Westwood neighborhood associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

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

Little Rock Water Reclamation Authority: Existing structure currently served by sewer. Service line location unknown.

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: No comment received.

AT & T: No comment received.

Central Arkansas Water:

No Objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full plan review

Maintain Access:

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.

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.

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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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 (Daniel Tull 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 a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. 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: No comment received.

Planning Division: The request is in the Boyle Park Planning District. The Land Use Plan shows Commercial (C) and Light Industrial (LI) for the requested area. 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 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 application is a revision and expansion to a PCD (Planned Commercial Development) District to make the use of all buildings mini-storage on the site.

Master Street Plan: To the north is Colonel Glenn Road and it is shown as a Principal Arterial 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 Colonel Glenn Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Colonel Glenn Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: December 11, 2019

The applicant was present. Staff presented the item to the committee.

Planning staff requested information on any proposed new signage.

Public Works stated a general comment regarding the repair and replacement of damaged curb, gutter, sidewalk and access ramps was included.

Other comments were generally noted.

Responses are to be received by December 18, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

Approval of this request would allow for the conversion of the entire property for mini-storage/warehouse use through the installation of partitions in the existing structure on the front portion of the parcel.

Other minor modifications to the property would include the removal of the playground equipment and the relocation of the gate to enclose the front building within the secured area.

Any new signage for the property would conform with commercial district standards.

It appears all technical issues have been addressed.
Staff is supportive of this revision to the PCD.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JANUARY 9, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval conditions and such 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, including all staff comments and conditions. The vote was 10 ayes, 0 noes, and 1 absent.