

FILE NO.: Z-9483

NAME: 7821 Doyle Springs Road Short-form PID

LOCATION: 7821 Doyle Springs Road

DEVELOPER:

7821 Doyle Springs, LLC
900 South Shackelford Road
Suite 615
Little Rock, AR 72211
501-954-8000

OWNER/AUTHORIZED AGENT:

7821 Doyle Springs, LLC/Owner
White-Daters & Associates, Inc w/Agent

SURVEYOR/ENGINEER:

White-Daters & Associates, Inc./Surveyor & Engineer

AREA: 4.58 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: R-2 Single Family Residential

ALLOWED USES: Single-family residence

PROPOSED ZONING: PID, Planned Industrial Development

PROPOSED USE: I-2 Enclosed uses

VARIANCE/WAIVERS: None

BACKGROUND:

The property at 7821 Doyle Springs contains an industrial building. This site was annexed into the City of Little Rock and zoned R-2, Single Family Residential as is typical and has been operated as a nonconforming use.

The property owner and developer seeks to establish a PID to bring the property into zoning conformance.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The subject parcel contains 4.58-acres and is located south of Interstate 30, immediately east of Doyle Springs Road. The property is currently zoned R-2 and was annexed into the City of Little Rock as a nonconforming use.

The developer would like to rezone the property to a Planned Industrial Development. The properties to the west, south, and east are all industrial uses. This request would match the zoning of surrounding properties.

B. EXISTING CONDITIONS:

The property is developed with a single-story industrial/office/warehouse building of 108,876 square feet. To the north of the structure is an asphalt-paved area used for parking and truck bays.

The property abuts Interstate 30 to the north.

Across Doyle Springs Road to the west is a largely wooded and undeveloped parcel zoned I-2, Light Industrial. Immediately south of this site is a property recently zoned PID containing a commercial/industrial building.

To the south of the subject property is another parcel zoned PD-I. This property is developed with a residential structure fronting Doyle Springs Road. The rear of the property is used for a trucking concern.

Residential subdivisions are found on either side of Doyle Springs Road south of this property.

A substantial industrial area is situated to the east.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or registered neighborhood associations. All property owners within 200 feet of the site along with the Upper Baseline Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Doyle Springs Rd is classified on the Master Street Plan as a collector street with a special design standard. A dedication of right-of-way 25 feet from centerline will be required.

2. From a site visit, it appears more than 7 trees have been recently removed from the site without a grading permit in violation of the Land Alteration Ordinance. Prepare a mitigation plan for replacement of the removed trees in conformance with the City of Little Rock landscape and buffer codes.

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

Little Rock Water Reclamation Authority: Sewer available to this site.

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 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

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.

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:

No comment.

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 Geyer Springs East Planning District. The Land Use Plan shows Light Industrial (LI) for the requested area. 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 to change an area from R-2 (Single Family District) to PID (Planned Office Development) District to recognize an existing industrial use.

Master Street Plan: To the north is Interstate 30 and it is shown as a Freeway on the Master Street Plan. To the west is Doyle Springs Road and it is shown as a Collector on the Master Street Plan. The primary function of a Freeway is to serve through long distance trips, they are always designed as full access control roads (no direct access). The primary function of a Collector is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT:

December 11, 2019

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

Planning staff requested the applicant indicate the proposed uses for the site. Staff would suggest the 1-2 Uses Enclosed. Also, information on proposed signage for the site and the number of parking spaces was requested. Lastly, Planning asked on information regarding proposed operating hours and dumpster locations and screening.

Public Works identified Doyle Springs Road is classified as a collector street on the Master Street Plan. A dedication of right-of-way 25-feet from centerline is required. It was also noted a site visit indicated more than 7 trees had been recently removed from the site without a grading permit in violation of the Land

Alteration Ordinance. The applicant was requested to prepare a mitigation plan for the replacement of the removed trees in conformance with the City of Little Rock landscape and buffer codes.

Landscape confirmed the recent tree removal and concurred with the request for a landscaping plan to mitigate the tree removal and conform with the landscaping and buffering requirements found in city ordinances.

The applicant was reminded 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 continued use of the site for light industrial uses and bring the property into zoning conformance.

In response to the subdivision comments, it was indicated the proposed uses are those allowed in the I-2 District. No additional signage is a part of this request. Parking will continue to be provided in the asphalt area adjacent to the frontage road. No restriction on operating days and hours is requested. The property currently is served by dumpsters and no additional facilities are proposed. Collection is limited to daylight hours.

Public Works has confirmed the right-of-way for Doyle Springs dedicated by the corporation deed is provides sufficient right-of-way.

A mitigation plan for the tree removal and a landscape plan will be submitted for staff approval.

J. STAFF RECOMMENDATION:

Staff recommends approval of the PID 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 as 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.