

FILE NO.: Z-8095-A

NAME: Garden Home Addition Revised PD-I

LOCATION: Located at 1800 East 17th Street

DEVELOPER:

GO Properties
P.O. Box 852
Little Rock, AR 72210

ENGINEER:

McGetrick and McGetrick Engineers
P.O. Box 30441
Little Rock, AR 72260

AREA: 1.34 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

PD-I

ALLOWED USES:

Office/Warehouse

PROPOSED ZONING:

Revised PD-I

PROPOSED USE:

Office/warehouse – add additional paved area

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

Ordinance No. 17,969 adopted by the Little Rock Board of Directors on April 6, 1999, established Osborne Short-form PD-I rezoning the property from R-3, R-5 and I-2 to allow for the construction of an office/warehouse facility. The building was proposed as a 24,000 square foot building with a maximum building height of 24-feet. A total of 19,000 square feet of warehouse space was proposed, 2,000 square feet of office space and a 3,000 square foot shop area. The site plan indicated 19 parking spaces along the south side of the building with a paved area along the east side of the building for truck access. A final development plan was not submitted as required by the PUD zoning ordinance and the approval expired.

Ordinance No. 19,636 rezoned the property from PD-I, R-3 and R-5 to PD-I to allow the construction of a 19,200 square foot office warehouse building on this 1.45 acre site. The building was proposed with a maximum height of 45-feet and constructed with metal siding. The site plan indicated the placement of 14 parking spaces. The site was proposed with a 30 percent building coverage, 36 percent landscaped area and 34 percent paved area. The hours of operation were proposed from 7 am to 6 pm Monday through Saturday. There were a maximum of ten (10) employees. That project has been constructed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to amend the previously approved PD-I, Planned Development Industrial, to allow the expansion of the previously approved paved areas for the site. The applicant has graveled an additional area along the northern portion of the site which will be paved upon approval of the revision to the PD-I. The site plan also includes the placement of additional parking along the Boyce Street side of the building. The site plan indicates the placement of seven (7) parallel parking spaces with a one-way drive from the existing parking lot onto Boyce Street.

B. EXISTING CONDITIONS:

The general area contains a mixture of single-family and industrial uses. There are industrial uses located north and east of the site, with single-family residences located immediately to the west and south.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the East Little Rock Neighborhood Association and the Hanger Hill Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Boyce Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Fletcher Street adjacent to Lot 2 with the planned development.

3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
4. A 20 foot radial dedication of right-of-way is required at the intersection of Fletcher Street and East 17th Street.
5. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
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. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1813 (Greg Simmons) for more information.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. There are no conflicts with existing Entergy facilities as there are no electrical lines along the western edge of this property. Contact Entergy should the service requirements or location of electrical service facilities change due to this proposal.

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. 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.

3. 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.
4. 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.
5. Contact Central Arkansas Water regarding the size and location of water meter.
6. 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.
7. 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.
8. 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 back flow preventer shall be required.

Fire Department: 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.

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.

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 (Jason Lowder 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.

Rock Region Metro: Location is currently served on Boyce St at 17th on route 12 by Rock Region METRO. The proposed lot and curb cut provides adequate space for bus operations.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and 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 I-30 Planning District. The Land Use Plan shows Industrial (I) for this property. The Industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a revision to an existing PD-I (Planned District Industrial) to allow additional paving on the site for parking and vehicle maneuvering area.

Master Street Plan: The east side of the property is Fletcher Street and it is shown as a Collector Road; the south side of the property is 17th Street and shown as a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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. These streets 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.

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. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer requirements is acceptable. The minimum dimension of the buffer shall be six

(6) feet nine (9) inches. A street buffer is not provided adjacent to Boyce Street and the proposed parking area. A variance will be required from the City Beautiful Commission.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
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: (December 9, 2015)

Mr. Pat McGetrick of McGetrick and McGetrick Engineering was present representing the applicant. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the minimum landscape strip along Boyce Street was not being met. Staff stated the drive lane could be reduced to a 10-foot drive width, allowing the drive to function as a one-way drive and allow the placement of the required landscape strip.

Public Works comments were addressed. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated a 20-foot radial dedication or right of way was required at the intersections of the abutting streets. Staff stated streetlights were required by Section 31-403 of the Little Rock code. Staff stated any broken curb, gutter or sidewalk was to be replaced prior to occupancy.

Landscaping comments were addressed. Staff stated any dead or diseased or missing landscaping was to be replaced regardless of the approval of the application request.

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 technical issues raised at the December 9, 2015, Subdivision Committee meeting. The applicant has revised the plan to include a minimum landscape strip of nine (9) feet along the Boyce Street frontage. The applicant has indicated radial dedications will be provided as requested by staff. The applicant has also stated any dead, diseased or missing landscaping on the site will be replaced.

The request is to amend the previously approved PD-I, Planned Development Industrial, to allow the expansion of the paved areas for the site. The previous approval allowed an open space along the northern perimeter of the site. The applicant has graveled this area and has indicated the area will be paved upon approval of the revision to the PD-I.

The site plan also includes the placement of additional parking along the Boyce Street side of the building. The site plan indicates the placement of seven (7) parallel parking spaces with a one-way drive extending from the existing parking lot onto Boyce Street. The site plan as presented allows the placement of a nine (9) foot landscape strip in this area. The landscape strip as indicated complies with the minimum requirement of the landscape and buffer ordinances.

Presently there is a dumpster located on the site which is not properly placed or screened. Staff recommends the dumpster be located as shown on the proposed site plan and screened as required by Section 36-523.

Staff is supportive of the applicant's request. The site plan as presented allows for additional paved areas on the site to be used for truck parking and deliveries. The area proposed for paving is located adjacent to a parking lot used by a warehouse user to the north. Staff does not feel the additional paving as proposed will have any adverse impact on this development or on abutting properties.

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 any dead diseased or missing landscape be replaced.

Staff recommends all dumpster locations be screened as required per Section 36-523.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There was one registered objector 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 that any dead, diseased or missing landscape be replaced. Staff presented a recommendation all dumpster locations be screened as required per Section 36-523.

Mr. Pat McGetrick of McGetrick and McGetrick Engineers was present representing the owner. He stated he would yield his time to the opposition.

Ms. Rose Simmons addressed the Commission in opposition of the request. She stated her home was located across the street on Boyce Street from this development. She stated safety was her primary concern. She stated she had grandchildren she cared for and the truck traffic was an issue. She stated on a number of occasions her trash can had been knocked over by the employees of the business when backing their trucks to and from the site.

Mr. McGetrick stated the only change was to the northern portion of the property. He stated trucks did not access the building from Boyce Street. Mr. Jim Hill, the owner of the business, addressed the Commission stated trucks entering the development from Boyce Street were not semi-trucks and trailers but smaller trucks, box vans and bob trucks. He stated these trucks enter the building from Boyce Street and are loaded and then exit the building to the north. He stated with the additional parking on the western side of the building the trucks would no longer need to stage on Boyce Street. He stated his business had just gone through their busy time. He stated his company made a large number of delivers from companies such as Amazon. He stated he would work with his drives to be more sensitive to the concerns of the neighbors.

There was no further discussion. A motion was made to approve the request as recommended by staff including all staff recommendations and comments by a vote of 9 ayes, 1 noes and 1 absent.