

FILE NO.: Z-7200-E

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NAME: Plantation Services Short-form PD-C

LOCATION: Located at 18305 Lawson Road

DEVELOPER:

Plantation Services  
Robin Connell  
P. O. Box 241006  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Robin Connell, Owner/Agent

SURVEYOR/ENGINEER:

Arkansas Surveying and Consulting  
1926 Salem Road  
Benton, AR 72019

AREA: 6.35-acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: N/A      PLANNING DISTRICT: 17 – Crystal Valley      CENSUS TRACT: 42.21

CURRENT ZONING:      PCD

ALLOWED USE:      Auto salvage

PROPOSED ZONING:      PD-C

PROPOSED USE:      Plant services

VARIANCE/WAIVERS:      None requested.

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BACKGROUND:

Ordinance No. 18,779 adopted by the Little Rock Board of Directors on November 19, 2002, zoned this site as a part of the expansion of the City's Extraterritorial Planning Jurisdiction area. Kenny's Auto Sales and Parts was located at 18305 Lawson Road and was zoned PCD, Planned Commercial Development. The property was shown as

Mixed Commercial Industrial on the City's Future land Use Plan. The use of the property was a junk/salvage yard and auto sales. The request included all C-4, Open Display permitted uses, beauty and barber shop, tanning salon, and automobile salvage yard. The recommendation included a 15-foot undisturbed buffer was provided on the side and rear property lines. All trees within the buffer and any volunteer trees were to remain and allowed to grow. No storage of cars, of any kind, was allowed within the 15-foot buffer area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the use of the buildings by Plantation Services. The business is an indoor landscape company. The business has operated in Central Arkansas since 1980. The business specializes in indoor tropical plant care and provides indoor plant sales, leasing and maintenance to residential and commercial customers. The operations and material handling at this location will be largely contained within the fixed structures on the property. The service business does not have retail hours or a sales floor. The applicant has indicated the potential for expanding into some exterior landscaping and anticipates some exterior storage of mulch, soil and containers in the future.

B. EXISTING CONDITIONS:

The auto salvage business previously occupying the site has been discontinued. There are three (3) buildings located on the site. Two (2) two (2) bay metal buildings and a three (3) bay metal building. There are single-family homes located to the east, west and south of this property. Along Lawson Road in this area there appears to be a commercial node which includes a daycare, liquor store, auto paint and body shop and a convenience store.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Plantation Acres Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Lawson 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. The right-of-way dedication should be made to Pulaski County.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: No comment outside the service boundary.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing three phase, overhead power line currently providing service on the west side of this property to the existing structures. 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:

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.
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 regarding the size and location of the water meter.
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.
8. 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.

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
  - a. 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.
  - b. 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.
  - c. 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.
  - d. 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.
5. 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
  - a. 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.
- b. 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.
  - c. 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.
  - d. 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 placed with the approval of the fire code official.
6. 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.
7. 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 replaced 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.
8. 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:

1. Dedicate right of way on Lawson Road to meet the City of Little Rock's Master Street Plan standards.
2. Plan indicates two (2) lots, provide plat and bill of assurance for review if the owner's intent is to create two (2) lots.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in Crystal Valley Planning District. The Land Use Plan shows Mixed Commercial and Industrial (MCI) for this property. The Mixed Commercial and Industrial category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial. The applicant has applied for a revised PCD (Planned Commercial Development) to allow tropical plant care and provide indoor plant sales, leasing and maintenance of plants to residential and commercial customers.

Master Street Plan: The North side of the property is Lawson Road and it is shown as a Minor Arterial 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 Lawson Road since it is a Minor Arterial. 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 Lawson Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (January 31, 2018)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the request was a change in use from the original approval. Staff stated there were no changes to the approved site plan. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing raised at the January 31, 2018, Subdivision Committee meeting via a revised site plan. The request is to amend the previously approved PCD, Planned Commercial Development, to allow the use of the existing buildings by Plantation Services, an indoor plant landscape company.

The business specializes in indoor tropical plant care and provides indoor plant sales, leasing and maintenance to residential and commercial customers. The operations and material handling at the site will be largely contained within the buildings. The business does not have retail hours or a sales floor.

The applicant proposes to potential expand into some exterior landscaping and anticipates some exterior storage of mulch, soil, containers and equipment in the future. The applicant has also indicated the potential for retail plant sales from this site. The applicant notes that all exterior materials will be properly screened and placed in areas which will have limited visual impact from the abutting street and from the adjacent residential properties.

As noted there is no customer traffic to the site with the current business. Should the applicant expand to retail sales the hours of operation would be limited to 7:00 am to 6:00 pm Monday through Friday, from 8:00 am to 5:00 pm on Saturday and from noon to 5:00 pm on Sunday.

The applicant has not indicated the placement of a dumpster on the site. Should a dumpster be requested in the future the dumpster should be placed in an area of the site with limited view from the abutting street and from the adjacent property. The dumpster should be placed and/or screened as typically required per the Zoning Ordinance or with a screening fence which tops the enclosure by a minimum of two (2) feet. The hours of dumpster service are to be limited to 7:00 am to 6:00 pm, Monday through Friday.

The plan does not include the placement of a ground sign. Staff recommends should a ground sign be requested in the future the height and area be limited to a maximum of ten (10) feet in height and 100 square feet in sign area. Building

signage should be limited to a maximum ten (10) percent of the front façade and limited to facades with direct public street frontage.

Staff is supportive of the applicant's request. Staff does not feel the request to add the business as proposed will have a significant impact on this site or the abutting properties. To staff's knowledge there are no remaining outstanding technical issues associated with the request.

J. 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 signage, the days and hours and the dumpster placement and service be limited as indicated in Paragraph I of the agenda staff report.

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PLANNING COMMISSION ACTION:

(FEBRUARY 22, 2018)

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 signage, the days and hours of dumpster service and the dumpster placement be limited as indicated in Paragraph I of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.