

FILE NO.: Z-9015

NAME: Treasure Hill Short-form PCD

LOCATION: 9301 Treasure Hill Road

DEVELOPER:

Mickey Smith
9301 Treasure Hill Road
Little Rock, AR

ENGINEER:

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

AREA: 0.60 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: C-3, General Commercial District

ALLOWED USES: Commercial

PROPOSED ZONING: PCD

PROPOSED USE: Add a kennel as an allowable use

VARIANCE/WAIVERS: A reduction in the required right of way for Towne Oaks Drive.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the property from C-3, General Commercial District to PCD to add a kennel as an allowable use for the property. The existing building contains 6,192 square feet of floor area. The site is presently paved and a 6-foot chain link fence surrounds the property. The applicant is proposing to use the building and paved areas as currently exist. The only change to the site is the addition of a 6-foot wood fence around two (2) proposed exercise areas. The days and hours of operation are from 6 am to 8 pm seven (7) days per week. There are four (4) employees of the business.

B. EXISTING CONDITIONS:

The building was previously used as a pawn shop. There is a six foot chain link fence surrounding the property. Across Treasure Hill Road are several units of multi-family housing. East of the site is Professor Bowl, south of the site is a sweet shop. There are a number of commercial and office uses in this general area including restaurants, convenience store and an auto parts store.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Strubridge Neighborhood Association and the Treasure 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 Towne Oaks Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline. The existing retaining wall should not be included in the new right-of-way dedication.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements located in the right-of-way.
4. The northeast portion of the fence should be removed to 30 feet south of the northeast property corner and 30 feet west of the northeast property corner.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy has no objection to this proposal. Three-phase power could be available on the west side of the property if needed. Contact Entergy in advance if there are any required changes to the existing service to the building.

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. This fee will apply to all connections including metered connections off the private fire system.
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 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.

9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow 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: 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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is currently served by CATA on the #9 Rodney Parham Route. This location is in CATA's long range planning. The proposal has no impact to service. Existing sidewalks should be maintained.

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 Rodney Parham Planning District. The Land Use Plan shows Commercial (C) for this property. The 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 applicant has applied for a rezoning from C-3 (General Commercial District) to PCD (Planned Commercial District) to allow for use of the existing structure for dog day-care and boarding.

Master Street Plan: Treasure Hill Road and Town Oaks Drive are show as a Local Street on the Master Street Plan. 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. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. 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: (February 18, 2015)

Mr. Pat McGetrick was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned if there would be a dumpster located on the site and the days and hours of dumpster service. Staff also questioned the maximum number of pets, the hours of outdoor activity and the proposed signage plan.

Public Works comments were addressed. Staff stated a portion of the chain link fence should be removed at allow a 30-foot sight triangle at the intersection of Town Oaks and Treasure Hill Roads. Staff also stated a dedication of right of way was required on Town Oaks Drive to 30-feet from centerline.

Landscaping comments were addressed. Staff stated if the building rehabilitation exceeds fifty percent of the replacement cost then the landscaping and buffer were to come into compliance accordingly.

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 and cover letter to staff addressing the technical issues associated with the request raised at the February 18, 2015, Subdivision Committee meeting. The revised site plan includes the placement of a dumpster and limited the days and hours of operation to 7 am to 5 pm Monday through Friday. The hours of outdoor play have also been limited to 7:30 am to 5:30 pm daily. The fence has been relocated to eliminate the sight distance concern at the intersection of Treasure Hill and Towne Oaks Drive. The applicant has provided the proposed signage plan.

The applicant is requesting a rezoning of the property from C-3, General Commercial District to PCD to add a kennel as an allowable use. The existing building contains 6,192 square feet of floor area. The site is presently paved and a 6-foot chain link fence surrounds the property. The applicant is proposing to use the building and paved areas as currently exist.

The site plan includes the placement of two (2) additional fenced areas constructed with a six (6) foot wood fencing material for outdoor exercise areas. The exercise area located on the east side of the building, adjacent to Towne Oaks Drive, is indicated at 44-feet by 55-feet with an extension in front of the building to allow the pets to enter the exercise yard from the building staying out of the parking lot. The exercise yard on the western perimeter of the building is indicated at 25-feet by 60-feet. This exercise area also allows the pets to enter without accessing the parking lot.

The parking area is not striped. The applicant will provide striping of parking spaces. The site plan includes 14 striped parking stalls. The applicant is proposing to provide daycare and boarding for pets. The revised cover letter states there will be a maximum of 75 pets boarded or in daycare on any given day.

The applicant is proposing to use an existing pole sign located at the intersection of Treasure Hill and Towne Oaks Drive. The sign area will comply with signage typically allowed in commercial zones or a maximum of one hundred sixty (160) square feet in area. Building signage will be limited to the facades along Towne Oaks Drive and Treasure Hill Road. The signage will comply with signage allowed in commercial zones are a maximum of ten (10) percent of the façade area.

The days and hours of operation are from 6 am to 8 pm seven (7) days per week. There are four (4) employees of the business.

Staff is supportive of the applicant's request to add a kennel as an allowable use for the property. The applicant has indicated there will be no outdoor runs and the hours of outdoor exercise will be limited to 7:30 am to 5:30 pm daily. This area has a mixture of uses including commercial to the south and east and residential to the north. Although there are residential uses located to the north staff feels since the applicant is limiting the outdoor activities to primarily daylight hours this should minimize any potential impacts on the adjacent residential units.

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.

PLANNING COMMISSION ACTION:

(MARCH 12, 2015)

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 applicant's request to allow a reduction in the right of way dedication for Towne Oaks Drive.

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.