

FILE NO.: Z-5097-L

NAME: Chenal Valley Commercial Lot 1R – PCD

LOCATION: Southeast Corner of Highway 10 and Chenal Parkway

DEVELOPER:

Highway 10 Corner, LLC
1Allied Drive, Suite 1500
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Highway 10 Corner, LLC
1Allied Drive, Suite 1500
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 2.25 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.12

CURRENT ZONING: C-3 (General Commercial District)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing rezone the property to PCD in order to develop a 2.25 acre. Lot located at the southeast corner of Chenal Parkway and Cantrell Road to allow for the construction of a new coffee shop on one (1) acre and additional commercial uses on the remaining 1.25 acres.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded. Mixed commercial and office uses exist in the general area along Cantrell Road.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
2. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land boundary survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments 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 to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact CAW 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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and

construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is 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.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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 placed with the approval of the fire code official.

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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms,

- brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area
3. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. A portion of the property to the west is zoned R2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.
 4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
 5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
 6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
 7. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
 8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
 9. 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 comments received.

Planning Division: The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) 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 application is to rezone from C-3 (General Commercial District) to PCD (Planned Commercial Development) District allow the tract to be divided into two smaller tracts for future C-3 commercial development. The site is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) in all directions. The Commercial (C) 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. To the south and east is a branch bank and Walmart Supercenter. This land is zoned C-3 (General Commercial District). To the north, across Cantrell Road, is a strip commercial center with drive-through restaurant and a power substation. The commercial development is zoned PCD (Planned Commercial Development) District and the power substation is zoned R-2 (Single Family District). To the west, across Chenal Parkway, is a vacant wooded tract zoned C-3 (General Commercial District).

Master Street Plan: To the north is Cantrell Road and to the west is Chenal Parkway. Both are 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 Cantrell Road and Chenal Parkway since they are a Principal Arterial. These streets 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 I Bike Path is shown along Cantrell Road and along Chenal Parkway. A Bike Path is to be a paved path physically separated for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. ANALYSIS:

The applicant is proposing to develop a 2.25 acre Lot located at the southeast corner of Chenal Parkway and Cantrell Road to allow for the construction of a coffee shop on one (1) acre and additional commercial uses on the remaining 1.25 acres. The property lies within the City's Chenal Overlay District which requires PZD Zoning for lot sizes less than two (2) acres. The applicant notes the lots will share a private driveway along the south and east sides connecting to Chenal Parkway and Cantrell Road. The layout will utilize an existing driveway with no additional curb cuts required.

The applicant proposes to subdivide the 2.25 acres into two (2) lots. The lots will be Lots 1RA and 1RB, Chenal Valley Commercial Addition.

The applicant is proposing the construct a 2,450 square foot building on the west lot which will contain a coffee shop. The applicant proposes 27 parking spaces for the coffee shop. Typically, the City's Zoning Ordinance requires 24 parking spaces. Staff feels the parking is sufficient to serve this use. The applicant proposes to construct a 8,400 square foot building on the eastern lot which includes 37 parking spaces. Typically, the City's Zoning Ordinance requires 28 parking spaces. Staff feels the parking is sufficient for this development.

The applicant is proposing C-3 permitted uses for both lots. Only permitted C-3 uses will be allowed on Lot 1RB which comply with the parking requirements as found in Section 36-502 of the Code.

The proposed buildings will be located over one-hundred (100) feet back from the front (Cantrell Road) property line and over fifty (50) feet back from the west (Chenal Parkway) property line. The buildings will be located over one-hundred (100) feet from the south (rear) property line and the building on Lot 1RB will be located over thirty (30) feet from the east side property line. Each building will be located approximately ten (10) feet from the dividing side property line between Lots 1RA and 1RB. Section 36-346(d) typically requires a minimum side setback of thirty (30) feet. Staff believes the proposed side setbacks are reasonable. C-3 zoning typically requires no side setback. The applicant notes that the buildings will not exceed thirty-five (35) feet in height.

The applicant notes that the development will comply with the City's minimum landscape and buffer requirements.

The applicant notes that all sight lighting will be low-level and directed away from adjacent properties.

The applicant proposes a dumpster to be located in the southern portion of the development that will serve both buildings. The dumpster screening will comply with Section 36-523 of the City's Zoning Ordinance.

Any signage on the site must comply with the Highway 10 DOD standards as found in Section 36-343(f) of the Code.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested PCD zoning to allow for a two-lot commercial development with C-3 uses and parking located on the southeast corner of Chenal Parkway and Cantrell Road. Staff views the request is reasonable. The property is

currently zoned C-3. The PCD rezoning is required only because the lot sizes proposed are less than two (2) acres and the interior side setbacks do not conform to the Highway 10 DOD. Staff feels that the development will not be out of character with the overall area. Staff believes that the proposed PCD zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning to allow for a two-lot commercial development, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. 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 nays and 1 open position.