

FILE NO.: Z-9304

NAME: Central Acquisitions LLC Short-form PD-C

LOCATION: Located at 12620 Lawson Road

DEVELOPER:

Central Acquisitions LLC
c/o Lee Maris
15909 Cantrell Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Central Acquisitions LLC, Lee Maris – Owner/Agent

SURVEYOR/ENGINEER:

Global Surveying Consultants, Inc.
6511 Heilman Court
North Little Rock, AR 72118

AREA: 1.327-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 18 – Ellis Mountain CENSUS TRACT: 42.07

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family Residential

PROPOSED ZONING: PD-C

PROPOSED USE: Office – Pest control

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of the site from R-2, Single-family to PD-C, Planned Development Commercial, to allow the development of the site with an office/warehouse for a pest control business. The building is proposed with a

3,000 square foot office area and a 4,500 square foot warehouse area. The site plan indicates the placement of thirteen (13) parking spaces along Lawson Road.

B. EXISTING CONDITIONS:

A portion of the site is currently outside the city limits of the City of Little Rock. The front portion of the property is inside the city limits and the rear portion of the property is located outside the city limits. There are various zonings in this area including a property zoned PD-C, Planned Development Commercial, for a contractors office and storage yard and a property zoned PCD, Planned Commercial Development, approved for a Dollar General store. Street improvements to Lawson Road have been completed north of this site and on the adjacent property to the south of this site. There appear to be three (3) or four (4) ownerships on the west side of Lawson Road which have not redeveloped and remain with no street improvements including widening, sidewalk and open ditches for drainage. There appears to be two (2) to three (3) on the east side of Lawson Road which also have not redeveloped and the improvements have not been completed.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Plantation Acre Property Owners Association and Southwest Little Rock United for Progress 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 Lawson Road 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 Lawson Road including 5-foot sidewalks with the planned development. The new back of curb should be located 18-feet from centerline and connect with the existing curb and sidewalk to the south. The sidewalk should not be placed at the back of curb.
3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

5. 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 property owner.
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. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Travis Herbner, Traffic Engineering, 501.379.1805 or therbner@littlerock.gov for more information.
8. The radius of the driveway cannot extend beyond the projection of the side property line to the street.
9. 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.
10. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36-feet. The proposed driveway should be platted with an access easement to be shared with the property to the north.

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

Little Rock Water Reclamation Authority: The property must be inside the City of Little Rock city limits to connect to sewer. Sewer main extension required if new sewer service is required for this project. Reimbursement fee required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal for allowable use change. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing three phase, overhead power line on the north side of Lawson Road adjacent to this property. 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. 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. 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.
4. 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.
5. 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:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

F. Building Codes/Landscape:

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

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 average depth of the lot is approximately 165 linear feet. A ten (10) foot street buffer is required between the property line and the proposed parking after the dedication of the right-of-way.
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. 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, highway or freeway. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
6. Land use buffers are to be maintained adjacent to the north R-2, Single-family zoned properties. 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. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
7. A landscape irrigation system shall be required for developments of one (1) acre or larger.

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

Planning Division: This request is located Ellis Mountain Planning District. The Land Use Plan shows Service Trades District (STD) for this property. The Service Trades District category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for rezoning from R-2 (Single Family District) to PCD (Planned Commercial Development) to allow an office warehouse uses as an allowable use.

Master Street Plan: East of the Property is Lawson Road and it shown as a Local Street on the Master Street Plan. The primary function of Local Streets 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. 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: (March 14, 2018)

The applicant was not present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated they would work with the applicant to secure the additional information necessary to complete the review process. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the March 14, 2018, Subdivision Committee meeting. The applicant has indicated a 40-foot building setback along Lawson Road, after right of way dedication, and a 15-foot side yard setback along the southern property line. The building setback along the northern perimeter is approximately 50-feet. The drive has been redesigned to allow a shared drive with the property to the north when the northern property is redeveloped.

The site plan indicates the placement of a ground sign along Lawson Road not to exceed seven (7) feet in height and six (6) feet in length. The sign area proposed is 42 square feet. The applicant notes there will not be building signage placed on the front façade. Staff recommends should building signage be desired in the future the approval be limited to a maximum wall sign area of ten (10) percent of the front façade.

The applicant indicates the placement of a dumpster on the site near the rear portion of the building. The dumpster will be screened per typical ordinance requirements or screened on all four (4) sides with a solid wall or fence. The screen is to be a minimum of two (2) feet above the height of the container. The days and hours of dumpster service are to be limited to 7 am to 6 pm Monday through Friday.

The applicant indicates the hours of operation are proposed as similar office use. The hours proposed are from 8:00 am to 5:00 pm Monday through Friday.

The applicant notes the building is proposed as a pre-engineered building with neutral colors. The building is proposed with 26 gauge galvalume roofing with 26 gauge walls. The maximum building height is 20-feet.

The applicant notes no fencing is proposed on the site at this time. The applicant notes any future fencing and screening will comply with fences and screening as typically allowed within the commercial zones of the zoning ordinance. The site abuts single-family zoned and used property to the north and west. These areas will be required screening with either a fence, dense evergreen plantings or a wall. The height of the screening required is six (6) feet.

The site plan indicates the placement of thirteen (13) parking spaces. Parking typically required for the building square footage would be fourteen (14) spaces. The typical ordinance requirement would be seven (7) spaces for the office portion of the site (3,000 square feet) and seven (7) spaces for the warehouse portion (4,500 square feet) of the development. Staff is supportive of the parking as proposed.

A portion of the property is located outside the city limits of the City of Little Rock. The applicant will be required to request and be approved an annexation prior to the development of the site. Based on the City's current policy all properties must be inside the corporate limits of the City to receive wastewater service.

Staff is supportive of the applicant's request. The site is indicated on the Future Land Use Plan as STD, Service Trades District, which allows for this type use. The area is redeveloping with non-residential uses including automobile sales, construction contractor's office and a general retail store. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to allow the development of the site with the office/warehouse use is appropriate.

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.

PLANNING COMMISSION ACTION:

(APRIL 5, 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 stated the applicant was to request and be approved an annexation to the City of Little Rock prior to the development of the site. Staff stated based on the City's current policy all properties were to be inside the corporate limits of the City to receive wastewater service. 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, 0 absent and 1 recusal (Commissioner Keith Cox).