

FILE NO.: Z-6178-K

NAME: Stagecoach Village Lot 1 Revised Short-form POD

LOCATION: Located at 9222 Stagecoach Road

DEVELOPER:

Eric Nelson
Newmark Moses Tucker Partners
200 River Market Avenue, Suite 501
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Stagecoach Village LLC, Bud Finley Owner
Eric Nelson, Newmark Moses Tucker Partners, Agent

SURVEYOR/ENGINEER:

White Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.591-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 16 – Otter Creek CENSUS TRACT: 42.20

CURRENT ZONING: POD, Planned Office Development

ALLOWED USES: O-3, General Office District and C-2, Shopping Center District (Lot 1)

PROPOSED ZONING: Revised POD

PROPOSED USE: Allow restaurant within the existing buildings located on Lot 2

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On September 5, 2000, the Board of Directors approved Ordinance No. 18,342 establishing Stagecoach Village (Lot 4) Short-form PCD. The applicant proposed to construct a 3,600 square foot branch bank building and a 9,000 square foot commercial building and 54 parking spaces. At the time of approval, the applicant proposed to convert

the bank building into a commercial building (C-2, Shopping Center District uses) if a bank tenant could not be secured. Along with the approved PCD a preliminary plat was created containing four (4) lots. Only Lot 4 was rezoned to PCD with the approval. The remaining lots were to be reviewed at the time of development. The site plan for Lot 4 was later revised (June 26, 2001) at staff level to remove the bank building from the site plan and the commercial building square footage was increased to 10,800 square feet. The applicant proposed the building to be used as 80% commercial (C-2, Shopping Center District uses) and 20% office (general and professional). The hours of operation were from 8:00 am to 10:00 pm Monday through Saturday and 10:00 am to 6:00 pm on Sunday.

The sign area approved for Lot 4 was to be a maximum of eight (8) feet in height and eighty (80) square feet in area. The sign was to be a monument style ground mounted sign.

On March 21, 2000, the Board of Directors adopted Ordinance No. 18,234, which rezoned Lot 2 from R-2, Single-family to PCD. C-2, Shopping Center District uses were approved for the property, with the uses for the entire development being tied to the preliminary plat application approved on September 5, 2000.

As a part of the proposal the applicant proposed to utilize the existing 3,230 square foot building on Lot 2 and construct 15 parking spaces to serve the building. The existing driveway from Stagecoach Road was approved to serve Lot 2 temporarily, until the new street for the subdivision was constructed. At that time the existing driveway would be closed and a shared drive between Lots 2 and 3 would be used. The timing of the new street construction was tied to the preliminary plat and the final platting of Lot 3 or 4, or the development of the larger single-family tract located to the west.

Ordinance No. 18,340 rezoned Lot 2 from PCD to POD and was approved by the Little Rock Board of Directors on September 5, 2000. The applicant requested to use the existing building for O-3, General Office District uses as permitted uses for Lot 2. (The applicant requested C-2, Shopping Center District uses as permitted uses for Lots 1 and 4 and O-3, General Office District uses permitted uses for Lots 2 and 3.) The applicant also agreed to a single-ground mounted monument style sign six (6) feet in height and a maximum of sixty-four (64) square feet in area to be constructed on Lot 2.

The hours of operation for Lot 2 were approved as 8:00 am to 9:00 pm and there were to be no external pay phones, ice machines, vending machines or speakers. The applicant was to remove the existing access drive from Stagecoach Road to Lot 2 when Stagecoach Village Drive was constructed. The area was to be replaced with landscaping. The drive has not been removed.

Ordinance No. 18,836 adopted by the Little Rock Board of Directors on March 18, 2003, amended the PCD and POD related to signage. The applicant requested to recognize the existing pole mounted sign located on Lot 4 along with subdivision identification signs which had been constructed located on Lots 2 and 4. The applicant also requested a ground mounted monument style sign to be located on Lots 2 and 4. The signage plan consisted of Stagecoach Village Subdivision identification signs (one located on the northeast corner of Lot 2 on Stagecoach Village Drive and one located on Lot 4 on the southeast corner of Stagecoach Village Drive) and an existing pole mounted backlit

tenant identification sign located on Lot 4. The approval limited the lighting of the sign to 8:00 am to 10:00 pm Monday through Saturday and 10:00 am to 6:00 pm on Sunday. A six (6) foot by sixty-four (64) square foot ground mounted monument style sign for the future uses of Lot 2 was also approved.

Ordinance No. 19,141 adopted by the Little Rock Board of Directors on July 20, 2004, allowed a revision to the approved POD by allowing the redevelopment of the site and expanding the area of approval to include properties to the north and west previously indicated as proposed Lots 1 and 3. The approval allowed Lot 3 to be created as smaller office tracts with a common parking area. A maximum building envelope was approved for Lots 3A through 3D. The total square footage developed was to be based on the available parking. O-3, General Office District uses were approved as allowable uses for the proposed lots. The site plan also included a maximum building area for Lot 1. The approved uses were per the C-2, Shopping Center District. The request included leaving the existing office building located on Lot 2 with O-3, General Office District uses as alternative uses for Lot 2. The development did not occur and the approval has since expired.

On April 8, 2010, an application request to allow the site to be used as a daycare facility was withdrawn from consideration without prejudice at the applicant's request.

Ordinance No. 20,297 adopted by the Little Rock Board of Directors on August 2, 2010, allowed a revision to the POD, Planned Office Development. The approval was to allow Lots 1, 2, and 3 to be reconfigured and developed in a different development pattern than previously approved. Lot 1 was proposed developed with a future commercial use as allowed per the C-2, Shopping Center Zoning District. The request was to allow Lot 2 to remain as is with the existing office building and be allowed O-3, General Office District uses as allowable uses. Lot 3 was proposed containing four (4) office buildings each containing from 5,000 to 6,000 square feet. Drives and parking areas were indicated as cross access and parking.

A daycare and office use have occupied the building located on Lot 2 which established the POD, Planned Office Development, zoning. The development plan for Lots 1 and 3 were not completed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to utilize a portion of the existing building as restaurant use with pick-up service only. The applicant is proposing a Papa John's restaurant which will occupy 1,200 square feet of the existing 3,182 square foot building. The applicant states there will be no tables for dining in at the restaurant. The hours of operation are from 10:00 am to 9:30 pm Monday through Thursday and from 10:00 am to 10:30 pm Friday, Saturday and Sunday.

B. EXISTING CONDITIONS:

Lot 4 of the site is developed as a strip retail center and is located on the south side of Stagecoach Village Drive. The property being considered for change in use is located on the north side of Stagecoach Village Drive and contains three (3) lots from the originally approved site plan. Lot 2 contains a vacant office building most recently used as a medical office and Lots 1 and 3 are currently undeveloped. A residential development has been constructed to the west of the site as a gated community of patio homes. Across Stagecoach Road is a restaurant and single-family homes.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Bentley Court Property Owners Association, the Chateaus on Stagecoach Property Owners Association, the Crystal Valley Property Owners Association, the Wedgewood Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. At the time Lot 1 develops, the driveway off Stagecoach Road should be relocated to the shared property line between Lots 1 and 2. The 2nd driveway is off Stagecoach Village Drive.
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 land owner.
4. Obtain permits for improvements within State Highway right-of-way from ARDOT, Arkansas Department of Transportation, District VI.
5. Sidewalks with appropriate handicap ramps are required to be constructed along the entire Stagecoach Road frontage adjacent to Lots 1 and 2 with the relocation of the driveway in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan.

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

Little Rock Water Reclamation Authority: Sewer available to this site. EAD review required if food service on site. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already being provided to the building on Lot 2. There is an overhead, three phase power line running along the eastern and northern edge of Lot1 and also along the northern edge of Lot 3 which will need to be accounted for during future development. 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. 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 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. 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 are 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: Full Plan review required. Contact the Little Rock Fire Department Captain Tony Rhodes for additional information.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. Handicap Accessibility will be required. Including but not limited to building access and parking. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. Any new building rehabilitation or expansion may require the existing landscaping, buffer, or vehicular use areas not meeting the current code requirements to be brought into compliance.
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. Transportation/Planning:

Rock Region Metro: No comment received.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use category provides for a mixture of residential, office, and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a revised Short-form POD (Planned Office District) to allow for the addition of 'restaurant' as a permitted use within the existing building.

Master Street Plan: East of the property is Stagecoach Road and it shown as a Minor Arterial on the Master Street Plan. South of the property is Stagecoach Village Drive and it is shown as a Local Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban areas and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Stagecoach Road. 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: A Class II Bike Lane is shown along Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (April 25, 2018)

The applicant was not present. Staff presented an overview of the item stating there were no additional items 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 provided an updated cover letter to address staff's questions raised at the April 25, 2018, Subdivision Committee meeting. The request is to utilize a portion of the existing building as restaurant use which provides pick-up and delivery service only at this location. The applicant is proposing a Papa John's restaurant. The business will occupy 1,200 square feet of the existing 3,182 square foot building. The applicant states there will be no tables for dining in at the restaurant. Seating will be provided for those waiting to pick-up their order.

The hours of operation are from 10:00 am to 9:30 pm Monday through Thursday and from 10:00 am to 10:30 pm Friday, Saturday and Sunday. The dumpster service hours are limited to 7:00 am to 6:00 pm Monday through Friday.

The applicant is proposing to utilize the existing ground sign located on the property. Should the ground sign be replaced in the future the sign must act as a development sign for the three (3) lots. The development sign must not exceed 36-feet in height and 160 square feet in sign area. Building signage is limited to the wall facades with direct street frontage. The wall signage will not exceed the façade square footage allowed within the office and commercial zones or a maximum of ten (10) percent of the façade area.

The applicant is requesting to maintain all previously approved building footprints and allowed uses. The only modification to the previous approval is to allow the restaurant use as proposed. Staff is supportive of the applicant's request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the addition of the restaurant as proposed 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:

(MAY 17, 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.