

FILE NO.: Z-9319

NAME: PB General Holdings, LR Colonel Glenn, Short-form PCD

LOCATION: Located at 9601 Colonel Glenn Road

DEVELOPER:

PB General Holdings, LLC
P.O. Box 22407
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Sean Sobba, Owner
PB General Holdings, Scott Proctor, Registered Agent
Blew and Associates PA, David Nix Authorized Agent

SURVEYOR/ENGINEER:

Blew and Associates PA
Attn. David Nix
524 West Sycamore Street
Fayetteville, AR 72703

AREA: 2.74-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12 – 65th Street West

CENSUS TRACT: 24.05

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: General retail

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property located at 9601 Colonel Glenn Road is currently zoned R-2, Single-family and indicated on the City's Future Land Use Plan as MX, Mixed Use.

The applicant is requesting to rezone the site to PCD, Planned Commercial Development, to allow the development of the 2.74-acre parcel with a 7,500 square foot general merchandise retail store. The proposed site plan indicates one (1) access to Colonel Glenn Road. The building is designed with HVAC units on top of the building. The dumpster area will be to the back of the development with a fence enclosure. The dumpster pick up hours will be limited to store hours.

B. EXISTING CONDITIONS:

The site contains a single-family home and a number of outbuildings. West of the site is a construction company zoned PD-C. East of the site is a single-family subdivision located on Marigold Drive. North of the site are single-family homes, two (2) churches and a cross training fitness business. Colonel Glenn Road is a State Highway. Adjacent to the site the road is a two (2) lane street with no curb and gutter in place and open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Tall Timber Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55-feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to these streets including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5-feet from centerline. A payment should be made in-lieu of construction of Colonel Glenn Road since the road is controlled by ARDOT, Arkansas Department of Transportation.
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. Obtain permits for improvements within State Highway right-of-way from ARDOT, Arkansas Department of Transportation, District VI.
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
6. Stormwater detention ordinance applies to this property.

7. 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.
8. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
9. Identify the bold red line on the site plan.
10. Show the delivery truck maneuvering route on site.

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

Little Rock Water Reclamation Authority: Sewer available to this site.

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 on the north side of Colonel Glenn Road in front of this property. There is also a single phase, overhead power line running along the east side of the 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. 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 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.
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. A portion of the west perimeter planting strip is deficient.
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. 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 ($7\frac{1}{2}$) 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. Land use buffers are to be maintained adjacent to the south and east 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. Existing plant material can be used to meet these minimum requirements.
8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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: Rock Region Metro suggest adding a sidewalk along Colonel Glenn Road as well as one connecting the road to the proposed business.

Planning Division: This request is located in 65th Street West 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 rezoning from a R2 (Single Family District) to a PCD (Planned Commercial Development) to allow a retail store to be built.

Master Street Plan: North of the property is Colonel Glenn Road and is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. This 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 Colonel Glenn 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 present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff requested the applicant provide the proposed signage plan, the days and hours of operation for the business, the days and hours of dumpster service and the location and details of any proposed fencing.

Public Works comments were addressed. Staff stated right of way dedication was required along Colonel Glenn Road per the Master Street Plan. Staff stated an in-lieu payment was required for the boundary street improvements. Staff requested the applicant provide a cost estimate for the required street construction with the request for a building permit. Staff requested the applicant provide a sketch grading and drainage plan for the proposed development of the site. Staff questioned any retaining walls and the height of any proposed retaining walls.

Landscaping comments were addressed. Staff stated any new site development was to comply with the minimum requirements of the landscape and buffer ordinances. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped. Staff stated screening of parking lots was required. Staff stated a land use buffer was required on the perimeters adjacent to residentially zoned or used property.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. 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. The applicant has provided the proposed signage plan, the days and hours of operation for the business, the days and hours of dumpster service and the location and details of any proposed fencing. The applicant has noted no retaining wall will exceed 15-feet in height.

The request is a rezoning of the property from R-2, Single-family to PCD, Planned Commercial Development, to allow the redevelopment of the site with a retail use. The property contains 2.74-acres and is proposed to develop with a 7,500 square foot commercial building. The site plan includes one (1) access to Colonel Glenn Road. The site plan indicates the placement of 30 parking spaces. Parking for a retail use is typically based on one (1) parking space per 300 gross square feet of floor area. 25 parking spaces would typically be required to serve the retail use.

The applicant notes wall signage will comply with signage allowed in commercial zones or a maximum of ten (10) percent of the front wall façade. Ground signage will be limited to a maximum height of 36-feet and a maximum sign area of 160 square feet.

The applicant indicates screening will be provided along the sites perimeters where adjacent to residentially zoned or used property. The eastern perimeter is indicated with a six (6) foot wood fence. Screening to the south will be accomplished via a wood fence or dense evergreen plantings. Along the western perimeter is a commercial user which will not require screening to be installed.

The applicant indicates the days and hours of operation are from 7:00 am to 10:00 pm seven (7) days per week. The dumpster service hours are proposed to be limited to the store operational hours. Staff recommends since the site is adjacent to residential homes along the eastern perimeter the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday.

The applicant states at the time of request for a building permit the developer will provide staff with a cost estimate for the street construction costs. Once the costs are agreed upon by the developer and staff the developer will provide a contribution payment in-lieu to the City for the cost of the street construction.

Staff is supportive of the applicant's request. The site is indicated on the City's Future Land Use Plan as MX, Mixed Use, which allows for a mixture of residential, office, and commercial uses to occur. To staff's knowledge there are no remaining

outstanding technical issues associated with the request. Staff feels to allow the redevelopment of the site 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.

Staff recommends since the site is adjacent to residential homes along the eastern perimeter the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday.

PLANNING COMMISSION ACTION:

(MAY 17, 2018)

The applicant was present. There was one (1) registered objector 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 since the site is adjacent to residential homes along the eastern perimeter the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday.

Ms. Sebrina Ricks was present representing the applicant. She stated she would yield her time to the opposition.

Ms. JoAnn Kennedy was present in opposition of the request. She addressed the Commission stating she was opposed to the development. She stated her concerns were traffic, noise and the hours of operation. She stated the driveway was not located directly across from her drive but across from the neighbors drive. She stated she was concerned the customers exiting the retail use would cause an increase in traffic. She stated the hours of operation included a closing time of 10:00 pm. She stated this late hours was a concern.

Ms. Ricks stated this type of retail typically did not increase traffic. She stated the business primarily served the nearby neighborhood and traffic that was already passing by the site. She stated there were peak times for the business but this was primarily during the mid-day time frame. She stated this business would pull traffic from the roadway and was not a business that would generate a large amount of traffic.

There was no further discussion. The chair entertained a motion for approval of the item as recommended by staff. The motion carried by a vote of 8 ayes, 0 noes and 3 absent.