

FILE NO.: Z-7517-A

NAME: Highway 10 Storage Center Long-form PCD

LOCATION: Located at 9300 Ferndale Cutoff

DEVELOPER:

Highway 10 Storage, LLC
15100 Pride Valley Road
Little Rock, AR 72223

SURVEYOR:

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

AREA: 7.25 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 30 – Buzzard Mountain CENSUS TRACT: 42.02

CURRENT ZONING: C-3, General Commercial District

ALLOWED USES: General retail

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses and Mini-warehouse

VARIANCE/WAIVERS:

1. A variance from the City's Land Alteration Ordinance to allow grading of future phases with the construction of the first phase of the development.
2. A deferral the Boundary Street Ordinance requirements for the construction of Ferndale Cutoff until the final phase.
3. A variance from Sections 30-43 and 31-210 to allow the placement of the drive on Ferndale Cutoff as proposed.

BACKGROUND:

Ordinance No. 18,995 adopted by the Little Rock Board of Directors on December 2, 2003, rezoned this 7.25-acre tract from R-2, Single-family to C-3, General Commercial District. The rezoning was in conjunction with the City of Little Rock initiated Extraterritorial Planning Jurisdiction expansion. The zoning ordinance stated the property was to develop in compliance with the Highway 10 Design Overlay District or be developed through the Planned Zoning Development, PZD, process. The Overlay states *the maximum number of buildings per commercial development shall be measured both by minimum tract size and minimum frontage as follows: One (1) building every two (2) acres.* The applicant is proposing the number of buildings in excess of the typical development standard of the Overlay.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing the rezoning of this site from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow the development of this site with mini-warehouse. The property contains 7.25-acres and is currently undeveloped. The storage center is proposed containing 13 buildings constructed in five (5) phases. The buildings are proposed both climate and non-climate controlled. The buildings range in size from 2,325 square feet to 13,200 square feet.

The request includes advanced grading of the site. The applicant has indicated the entire site will be graded with the construction of the first phase. The developer is also requesting a deferral of the boundary street improvements to Ferndale Cutoff until the last phase of construction.

B. EXISTING CONDITIONS:

The site has a scattering of trees and is located at the southwest corner of Highway 10 and Ferndale Cutoff Road. The property to the east is being used for outdoor playground equipment sales. North of the site is the West Pulaski County Volunteer Fire Department. To the south of the site are single-family homes. Further to the west along Cantrell Road at the Barrett Road intersection is a commercial node containing a small grocery, a church, a contractor's office and small portable building sales.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site were notified of the public hearing. There is not an active City of Little Rock neighborhood association located in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Highway 10 is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required. The existing right-of-way maybe sufficient.
2. Ferndale Cutoff 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.
3. Due to the property located at an arterial/arterial intersection, a 75 foot radial dedication of right-of-way is required at the intersection of Highway 10 and Ferndale Cutoff Road.
4. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Highway 10 including 5-foot sidewalk with the planned development. Highway 10 improvements are under the jurisdiction of AHTD. A request has been made by staff to AHTD concerning the required improvements.
5. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Ferndale Cutoff Road including 5-foot sidewalk with the planned development. The new back of curb should be located 35 feet from the street centerline for a distance of 250 feet from the Highway 10 intersection and then taper down to 29.5 feet. Street improvements should extend to the edge of pavement of Highway 10. Staff can recommend approval of a deferral of the street improvements to the next to last phase or Phase 3 of the mini-warehouse development.
6. 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 local property owner's association.
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. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
9. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveways on arterial streets are required to be located at least 300 feet from intersecting right-of-ways and other driveways. A variance must be requested for the proposed driveway locations.
10. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. A three (3) phase power line exists along the east side of Ferndale Cutoff Road and on the north side of Highway 10. There do not appear to be any existing conflicts with Entergy facilities on this property. Contact Entergy in advance to discuss future service requirements, new facilities locations and 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. Contact Central Arkansas Water regarding the size and location of the water meter.
6. 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.

7. 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.
8. 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. 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.
2. 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:
 - a. Minimum gate width shall be 20 feet.
 - b. Gates shall be of swinging or sliding type.
 - c. Construction of gates shall be of material that allow manual operation by one person.
 - d. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
 - e. 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.
 - f. 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.
 - g. Locking device specifications shall be submitted for approval by the fire code official
 - h. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - i. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

3. 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 Lower 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:

1. Provide state plane coordinates for two points.
2. Provide approval letter from Arkansas Health Department for wastewater system and Central Arkansas Waster for water system.
3. Provide approval letter from local volunteer fire department.
4. Provide Pulaski County with stormwater calculations.
5. Pay \$33.33 review fee.
6. Label all road centerlines.
7. Show FEMA flood panel on site plan. Contact Pulaski County Public Works (501.340.6800) to determine if any flood development permit is required.
8. Dedicate additional right of way by quit claim deed to Pulaski County for Ferndale Cutoff Road. Label and dimension existing and proposed right of way for Ferndale Cutoff Road and Arkansas Highway 10.
9. Obtain driveway permit from Pulaski County Public Works for any new driveways off Ferndale Cutoff Road.
10. Submit all plans and specifications to Pulaski County Public Works for half street improvements to Ferndale Cutoff Road.

Rock Region Metro: Location is not currently served by METRO. No comments.

F. ISSUES/TECHNICAL/DESIGN:

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, 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 Buzzard Mountain Planning District. The Land Use Plan shows Residential Medium (RM) and Commercial (C) for this property. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached,

single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between (six) 6 and twelve (12) dwelling units per acre. 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 Development) to allow the development of 7± acres with mini-warehouse. The application is located within the Highway 10 Design Overlay District.

Master Street Plan: East side of the property is Ferndale Cutoff Road; the north-east side of the property is Highway 10 and they are both Principal Arterials 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 of traffic and pedestrians on Ferndale Cutoff and Highway 10 since they are 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: A Class I Bike Path is shown along Highway 10. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot (9') paths are recommended to allow for pedestrian use as well (replacing the sidewalk). A Class II Bike Lane is shown along Ferndale Cutoff Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Highway 10 Design 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. The properties south and west are zoned R-2, Single-family. 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 proposed, shall be provided within the landscape ordinance of the City, Section 15-81.

4. Requirements for landscaping in land use buffers shall be the same as perimeter landscaping. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of land use buffer.
5. 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 maximum dimension required shall be fifty (50) feet. The average east/west depth of the lot is approximately five hundred (500) feet. The average street buffer adjacent to the Ferndale Cutoff right-of-way shall be thirty (30) feet.
6. 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 and not less than twenty (20) feet in areas within the Highway 10 Design Overlay District.
7. 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.
8. A landscape irrigation system shall be required as per the Highway 10 Design Overlay District development standards.
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. SUBDIVISION COMMITTEE COMMENT: (April 27, 2016)

Mr. Brian Dale of White-Daters and Associates 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 proposed development. Staff stated the development was located within the Highway 10 Design Overlay District. Staff stated the Overlay had specific development criteria related to building setbacks and landscaping. Staff requested information concerning the days and hours of operation, if there would be an on-site manager and the location of any proposed dumpster and the hours of dumpster service.

Public Works comments were addressed. Staff stated a dedication of right of way to 55-feet was required along Highway 10 and Ferndale Cutoff. Staff stated a radial dedication was required at the intersection of the two (2) streets. Staff stated street improvements to Ferndale Cutoff were required. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated permits for improvements within the Highway right of way were required from AHTD. Staff stated the driveway locations and widths did not comply with the typical development standards of the Master Street Plan or the Subdivision ordinance.

Landscaping comments were addressed. Staff stated the street buffer along Ferndale Cutoff was required to average 30-feet and in no case less than 15-feet or one-half per the zoning ordinance. Staff stated screening was required between the vehicular use areas and street rights of way. Staff stated screening was also required between the proposed commercial development and the adjacent residential uses. Staff stated building landscaping would be required between the paved areas and the building face. Staff stated the final plan was to be stamped with the seal of a registered landscape architect.

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.

H. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing the technical issues associated with the request. The hours of operation have been addressed. The applicant has stated there will be an on-site manager's residence constructed with the development. A note on the site plan states there will not be a dumpster located on the site. The typical hours of the site are from 7 am to 7 pm seven (7) days per week. The applicant has indicated a key pad will be provided to allow tenants to access their unit during non-business hours.

The request is to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow the development of this site with mini-warehouse. The property contains 7.25-acres and is currently undeveloped. The storage center is proposed containing 13 buildings constructed in five (5) phases. The buildings are proposed both climate and non-climate controlled. The buildings range in size from 2,325 square feet to 13,200 square feet.

Building A is proposed containing 12,400 square feet and is proposed as climate controlled. The manager's residence and office are located within Building A. Building B is climate controlled containing 10,000 square feet. The remaining buildings are not indicated as climate controlled buildings. Building C is indicated with 8,750 square feet, Building D with 3,100 square feet, Building E is indicated as RV Storage with 23,250 square feet and Building F is indicated with 7,575 square feet. Building G is indicated with 2,250 square feet, Building H with

4,080 square feet, Building I with 5,850 square feet Building J with 6,750 square feet Building K with 9,100 square feet and Building L with 6,000 square feet. Building M is located along Highway 10 and includes 13,200 square feet of climate controlled storage space.

The site plan indicates the placement of a ground sign along Highway 10 and a second sign location on Ferndale Cutoff. The signs are proposed as monument style signs with a maximum height of six (6) feet and a maximum sign area of 72 square feet. Building signage will be limited to the front façade, facing Cantrell Road and along Ferndale Cutoff Road. The sign area will not exceed ten (10) percent of the façade area on the abutting streets.

The maximum building height proposed is 25-feet. All lighting on the site will be low level and directional, directed downward and into the site. Screening will be provided on the perimeters where abutting the residentially zoned and/or used property. The applicant has indicated the screening material will be a six (6) foot opaque fence, evergreen plantings or a combination of each. In several locations the applicant is using the rear of the building to serve as the screening. Opaque fencing is proposed in the breaks and between buildings. Along the street side the applicant has indicated a decorative fence will be installed with a maximum height of six (6) feet and columns not to exceed eight (8) feet.

The site plan has indicated landscape strips and building setbacks as per the Highway 10 Design Overlay District. The plan includes a minimum building setback of 40-feet along the rear yard and 30-feet on the side yards. The front building setback is 100-feet. The landscape strips are indicated with a 40-foot landscape strip along Highway 10. The sides and rear yard landscape strips are indicated at 25-feet. The applicant has indicated within the front yard area a combination of materials, potentially berming, will be used to provide screening of the vehicular use area from view of Highway 10.

The request includes advanced grading of the site. The applicant is seeking a variance from the City's Land Alteration Ordinance to allow grading of future phases with the construction of the first phase of the development. The applicant has indicated the entire site will be graded with the construction of the first phase. Staff is supportive of the applicant's request.

The developer is also requesting a deferral of the boundary street improvements to Ferndale Cutoff until the second to last phase of construction or until Phase 4. Staff is supportive of the applicant's request.

The request includes a variance from Sections 30-43 and 31-210 to allow the placement of the drive on Ferndale Cutoff as proposed. The drive is located on a street classified by the Master Street Plan as an arterial street. Typical driveway spacing on arterials is 300 feet from intersecting right-of-ways and other driveways and the minimum spacing from property lines is 150 feet. The drive on Ferndale Cutoff is located less than 150 feet from the southern property line.

Building elevations and construction materials have not been provided by the applicant. Staff recommends the applicant provide on the exteriors of the buildings along Highway 10 and Ferndale Cutoff and within areas that are visible from the streets materials other than exposed metal. Staff recommends the materials be brick, stucco, stone or similar quality materials. Staff recommends the roof materials for the mini-warehouse units be of a non-reflective material. Staff recommends commercial window glass or the appearance of glass windows be placed on the facades abutting the public streets.

The applicant has not provided a list of the proposed tenant lease requirements. Staff recommends the following conditions be included in the approval of the PCD zoning with regard to the overall use of the property:

1. Businesses will not be permitted to operate within the units.
2. Storage of flammable propellant materials such as gasoline and propane will not be allowed.
3. No vehicle maintenance will be permitted on the site.
4. No garage sales, flea markets or direct sales will be permitted from the units or on the premises.
5. The lease agreements include any other requirements which will address the use of the units and conduct of persons on the site.

Staff is supportive of the applicant's request. The site is located within the Highway 10 Design Overlay District which has specific development criteria related to setback, landscaping and signage. The applicant appears to have met most of the Overlay requirements with the exception of the placement of additional buildings on the site. The overlay states there shall be a minimum lot development size of two (2) acres and the placement of a single building on two (2) acres. This development is proposed with 7+ acres but the applicant is proposing to place 13 buildings of mini-warehouse storage on the site. Staff feels the development as proposed is appropriate and should have limited impact on the site and on the surrounding area.

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 and the following additional conditions:

1. Staff recommends the exteriors of the buildings along Highway 10 and Ferndale Cutoff and within areas that are visible from the streets be constructed of materials other than exposed metal. The materials should be brick, stucco, stone or similar quality materials.
2. Staff recommends the roof materials for the mini-warehouse units be of a non-reflective material.

3. Staff recommends commercial window glass or the appearance of glass windows be placed on the facades abutting the public streets.
4. No businesses will be permitted to operate within the units.
5. The storage of flammable propellant materials such as gasoline and propane will not be allowed.
6. No vehicle maintenance will be permitted on the site.
7. No garage sales, flea markets or direct sales will be permitted from the units or on the premises.
8. The lease agreements are to include any other requirements which will address the use of the units and conduct of persons on the site.

Staff recommends approval of the following variance and deferral requests:

1. A variance from the City's Land Alteration Ordinance to allow grading of future phases with the construction of the first phase of the development.
2. A deferral from the Boundary Street Ordinance requirements for the construction of Ferndale Cutoff until the second to last phase or until Phase 4.
3. A variance from Sections 30-43 and 31-210 to allow the placement of the drive on Ferndale Cutoff as proposed.

PLANNING COMMISSION ACTION:

(MAY 19, 2016)

The applicant was present. There were no registered objectors present. Staff stated the applicant had provided pictures of the proposed development. Staff stated they were agreeable to the applicant's design and proposed construction materials. 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 and the following additional conditions:

1. Staff recommended the exteriors of the buildings along Highway 10 and Ferndale Cutoff and within areas that are visible from the streets be constructed of material materials such as brick, stucco, stone or similar quality materials. Staff stated any metal material was to be painted with a natural color.
2. Staff recommended the roof materials for the mini-warehouse units where visible from the street frontages be of a non-reflective material. Interior roof materials are allowed to be constructed with non-painted materials.
3. Staff recommended commercial window glass or the appearance of glass windows be placed on the facades abutting the public streets. This can be accomplished via shutters.
4. No businesses are permitted to operate within the units.

5. The storage of flammable propellant materials such as gasoline and propane will not be allowed.
6. No vehicle maintenance will be permitted on the site.
7. No garage sales, flea markets or direct sales will be permitted from the units or on the premises.
8. The lease agreements are to include any other requirements which will address the use of the units and conduct of persons on the site.

Staff also presented a recommendation of approval of the following variance and deferral requests:

1. A variance from the City's Land Alteration Ordinance to allow grading of future phases with the construction of the first phase of the development.
2. A deferral from the Boundary Street Ordinance requirements for the construction of Ferndale Cutoff until the second to last phase or until Phase 4.
3. A variance from Sections 30-43 and 31-210 to allow the placement of the drive on Ferndale Cutoff as proposed.

There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.