

FILE NO.: Z-1002-A

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NAME: Sonny's Carwash Short-form PCD

LOCATION: Located at 7706 Cantrell Road

DEVELOPER:

Damond Hervery  
26 Wesley Drive  
Sherwood, AR 72120

OWNER/AUTHORIZED AGENT:

GEM Properties LLC, Stevens Realty – Owner  
Damond Hervery – Purchase Agreement  
Hope Consulting Engineers-Surveyors, Agent

SURVEYOR/ENGINEER:

Hope Consulting Engineers-Surveyors  
117 South Market Street  
Benton, AR 72015

AREA: 0.84-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 3 – West Little Rock

CENSUS TRACT: 49

CURRENT ZONING: C-3, General Commercial District and R-2, Single-family District

ALLOWED USES: General retail

PROPOSED ZONING: PCD

PROPOSED USE: Allow a carwash as an allowable use

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing removing the existing structures and constructing a new tunnel carwash on the site. The site plan indicates the placement of vacuum stations along the south side of the building. A single driveway is proposed from

Cantrell Road. An existing drive serving property to the west will be retained and is proposed to be used for access to the employee parking. The applicant is requesting to not dedicate the additional right of way per the Master Street Plan and to retain the existing 80-foot right of way recently purchased by ARDOT (Arkansas Department of Transportation).

B. EXISTING CONDITIONS:

The site contains a restaurant building, a vacant commercial building and an auto detail shop. The frontage along Cantrell Road is primarily commercial uses including restaurants, auto detailing, and general retail. There are single-family homes located to the east of the site and an apartment complex located to the north of the site. Cantrell Road is a four (4) lane road with a center turn lane. There are sidewalks on both sides of Cantrell Road adjacent to this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Kingwood Neighborhood Association and the Merriwether Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell 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. Repair or replace any curb and gutter or sidewalk, and access ramps that is damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
4. Obtain permits for improvements within State Highway right-of-way from ARDOT, Arkansas Department of Transportation.
5. The existing concrete islands between driveways should be extended across the driveways proposed to be closed.
6. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
7. 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.
8. Is the west driveway which is the east driveway of Shipley's Donuts proposed to be closed? Staff cannot recommend the Shipley's Donuts west driveway as the only access due to the limited sight distance with the Cantrell Road curvature.

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

Little Rock Water Reclamation Authority: Sewer available to this site. Sand/Oil separator required. EDA Analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There appear to be a few power poles and service wires feeding private area lights which will need to be adjusted/removed as this project proceeds. There are other electrical lines in the vicinity which do not appear to be in conflict as well. Care should be used to maintain proper clearances to all wires during and after construction of the facilities on 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. 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.
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:

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. 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](mailto: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 be less than nine (9) feet. The street buffer to the south is deficient.
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. 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 R-5 zoned property to the north and R-2 zoned property to the east. 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.

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 in West Little Rock Planning District. The Land Use Plan shows Commercial I for this property. 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 rezoning from C-3 (General Commercial District) and R-2 (Single-family District) to PCD (Planned Commercial Development) to allow the construction of a new automatic carwash.

Master Street Plan: South of the property is Cantrell Road and it 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 of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. 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: (June 6, 2018)

The applicant was 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 requested the applicant provide information concerning any proposed fencing including the construction material and the total height.

Public Works comments were addressed. The applicant questioned the need for the additional right of way. He stated with the dedication of an additional 15-feet the site would be difficult to develop. Staff stated the owner could request a reduction in the right of way dedication required. Staff stated the west driveway serving Shipley's Donuts was located on this property. Staff questioned if there was a driveway agreement to allow the Shipley's site to use this drive. Staff stated due to limited sight distance the driveway was necessary to allow for safe egress from the Shipley's site.

Landscaping comments were addressed. Staff stated a minimum street buffer of nine (9) feet was required along the Cantrell Road frontage. Staff stated a perimeter planting strip of nine (9) feet was also required along the remaining

perimeters. Staff stated interior landscaping of the parking areas was required as well as building landscaping.

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 plan to staff addressing a number of the technical issues associated with the request. The applicant has reduced the paved area and included the required street buffer. The applicant has indicated at the time of development they will work with staff to determine the best placement for the screening of the adjacent residentially zoned and used property.

The request is a rezoning of the site from C-3, General Commercial District and R-2, Single-family District to PCD, Planned Commercial Development District to allow the redevelopment of the site with a tunnel carwash. The developer is proposing to remove the existing structures and constructing a new tunnel carwash on the site. The building is indicated as an 85-foot conveyor type tunnel. The building is proposed 18.5-feet from the north property line and a minimum of 70-feet from the Cantrell Road right of way.

The site plan indicates the placement of vacuum stations along the south side of the building. There are a total of 15 vacuum stations proposed for the site. The plan indicates two (2) entrance lanes and order boards with an escape lane provided prior to entering the tunnel.

A single driveway is proposed from Cantrell Road. An existing drive serving property to the west will be retained and is proposed to be used for access to the employee parking. The applicant is requesting to not dedicate the additional right of way per the Master Street Plan. The Master Street Plan would typically require a dedication of 55-feet from centerline. A recent project by ARDOT (Arkansas Department of Transportation) purchased right of way to 40-feet from centerline. Due to the recent completion of the Highway Department project staff is supportive of the applicant's request.

The site plan indicates the placement of a dumpster along Cantrell Road. The dumpster has been placed outside the building setback. With the current configuration and location of the dumpster pad, the collection truck will be required to back out onto Cantrell Road from during collection. This is an unpermitted movement. The dumpster pad should be reconfigured and relocated to provide a sufficiently turning radius for the collection truck. The applicant has not indicated the screening mechanism for the dumpster nor the days and hours of dumpster service. Staff recommends the dumpster screening be of a decorative block material and the gate be constructed of a metal material. Staff recommends the dumpster service hours be limited to 7 am to 6 pm Monday through Friday.

Signage is proposed consistent with signage allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. The applicant is proposing wall signage along the front façade of the building. Signage will be limited to a maximum of ten (10) percent of the façade area. The vacuum stations will also have signage, the company name and logo. Directional signage will be provided consistent with directional signage typically allowed per the zoning ordinance.

The car wash will be open seven (7) days a week from 9 am to 7 pm. The developer indicates there will be a swinging gate that will be closed and locked during hours when the business is closed.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning of the site from C-3, General Commercial District and R-2, Single-family District, to PCD, Planned Commercial Development District, to allow the development of the site with a carwash. The site is indicated on the future land use plan as commercial. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development 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 approval of the request for the waiver of right of way dedication on Cantrell Road.

Staff recommends the current configuration and location of the dumpster pad be revised to eliminate the need for the collection truck to back out onto Cantrell Road from during collection. The dumpster pad should be reconfigured and relocated to provide a sufficiently turning radius for the collection truck. Staff recommends the dumpster screening be of a decorative block material and the gate be constructed of a metal material. Staff recommends the dumpster service hours be limited to 7 am to 6 pm Monday through Friday.

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PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

The applicant was present. There was one (1) registered objector present. Staff stated the applicant failed to provide proper notice to the property owners as required by the Commission's By-laws. Staff presented a recommendation of deferral of this item to the August 9, 2018, public hearing to allow the applicant to provide proper notice. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).



STAFF UPDATE:

Notice has been provided to the property owners within 200-feet as required by the Commission's By-laws. There has been no change to the request since the previous staff analysis and recommendation. Staff continues to support the request.

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PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

The applicant was present. There were no registered objectors present. Staff presented the 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 of approval of the request for the waiver of right of way dedication on Cantrell Road. Staff presented a recommendation the current configuration and location of the dumpster pad be revised to eliminate the need for the collection truck to back out onto Cantrell Road from during collection. Staff stated the dumpster pad was to be reconfigured and relocated to provide a sufficiently turning radius for the collection truck. Staff presented a recommendation the dumpster screening be of a decorative block material and the gate be constructed of a metal material. Staff presented a recommendation the dumpster service hours be limited to 7 am to 6 pm Monday through Friday. 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 and 1 absent.