

September 9, 2021

ITEM NO.: 7

FILE NO.: Z-7948-E

NAME: Yates – Revised POD

LOCATION: Northwest corner of Highway 10 and Morgan Cemetery Road

DEVELOPER:

Yates Maintenance Heating and Air
8909 Berry Patch Lane
Roland, AR 72135

OWNER/AUTHORIZED AGENT:

Matthew and Misty Yates – Owners/Applicants

SURVEYOR/ENGINEER:

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

AREA: 2.06 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 29

CENSUS TRACT: 42.01

CURRENT ZONING: POD

Variance/Waivers: None requested.

BACKGROUND:

Ordinance No. 21,720 adopted by the Little Rock Board of Directors on April 16, 2019, established a Planned Office District titled Morgan Addition Lot 2 Short-form POD.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to revise the previous POD to allow for enlargement of the previously approved building from 3,600 square feet to 6,000 square feet along with additional parking.

B. EXISTING CONDITIONS:

The property is currently undeveloped. Site is within the Highway 10 Design Overlay District but is located outside the city limits in the extraterritorial zoning jurisdiction.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Morgan Cemetery Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required. An additional 10 ft of right-of-way shall be dedicated for a right turn lane for a length of 250 ft at principal arterial/collector intersections.
2. A variance was previously granted with the last application for Morgan Cemetery Road to be improved to a total width of 20 feet of paved surface within the Right-of-Way.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Cantrell Road including 5-foot sidewalks with planned development. ARDOT has routinely denied permitting improvements to this portion of Cantrell Road.
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Morgan Cemetery Road including 5-foot sidewalks with planned development. The new back of curb should be located 18 ft from centerline.
5. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
6. Storm water 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.
7. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. Street Improvement plans shall include signage and striping. Planning and Development must approve completed plans prior to construction.
9. All driveways shall be concrete aprons per City Ordinance.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comment.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Indicate water line easement for the 8-inch water line along Cemetery Rd, Doc #96 21844.

Provide a 10-foot utility easement along Cantrell Road frontage.

Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department:

Maintain Access:

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.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

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

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.

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.

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.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal’s Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Site plan must comply with the City’s minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor 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 property to the north is zoned R-2 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 purposed, shall be provided within the landscape ordinance of the city, section 15-81.
5. Rear and side yards shall have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line. Where such yards abut a street right-of-way, a fifteen-foot landscaped strip shall be required adjacent to land zoned office and residential.
5. 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. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. 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.
7. 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 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.
8. A landscape irrigation system shall be required as per Highway 10 site design and development standards.

9. 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 comments received.

Planning Division: The request is in the Barrett District. The Land Use Plan shows Transition (T) for the requested area. Transition (T) is a Land Use Plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is to revise an existing POD (Planned Office Development) District to allow for a larger footprint building and parking area on the site. The application is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the north, west and south (across Highway 10 (Cantrell Road)) from the site. Public Institutional (PI) land use is shown to the east of the site. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. To the north and west are larger tracts some development with houses others vacant. All are zoned R-2 (Single-Family District). To the south (Across Cantrell (highway 10)) is vacant land zoned R-2. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The PI area is the location of an elementary school within the Pulaski County Special School District, zoned R-2.

Master Street Plan: To the south is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. To the east is Morgan Cemetery Road and it is shown as a Collector on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the 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. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path is shown along Cantrell Road. 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 paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. ANALYSIS:

The applicant requests to revise the previous POD to allow for enlargement of the previously approved building from 3,600 square feet to 6,000 square feet along with additional parking.

The property is located within the Highway 10 Design Overlay District and is located outside the city limits in the Extraterritorial Zoning jurisdiction.

The proposed development will consist of a two-story 6,000 sf office building. A 23 space parking lot is proposed to be located at the side of the building with access to Morgan Cemetery Road. Morgan Cemetery Road will be improved to a 20 foot paved width.

The new building will be constructed of steel framing exterior walls with metal siding panels and drywall interior sheathing. The roof will be a single slope metal frame structure with metal standing seam finish material. The exterior will include aluminum storefront window systems and have two roll up overhead doors.

The proposed building will have a height of 20'2" to the roof edge. The building setbacks exceed the minimum under the Highway 10 Design Overlay District. The perimeter landscape areas also exceed the minimums of the DOD. Signage will consist of wall signs on the east and south building facades and a single ground mounted sign (monument type) not to exceed six feet in height and 64 square feet in area.

A small dumpster is proposed to be located at the northwest corner of the parking lot and have a screen to comply with code. Lighting will consist of a low level directional pole lighting in the parking lot. No fencing is proposed.

Health department approval for a septic system will be provided.

Hours of operation will be from 8:00 a.m. to 5:00 p.m., Monday – Saturday.

The site is partially cleared and the applicant indicates provision of landscaping adjacent to the building. A 50-foot open space buffer is being provided to the north perimeter.

The site plan provides for the 40' landscaping buffer along the south property line and additional landscaped areas on the east and west sides. An open space area is provided at the north perimeter of the property.

The site plan notes a concrete access drive connecting to Morgan Cemetery Road leading to a 23-space paved parking lot. The typical minimum parking requirement for this type of use would be twelve (12) spaces.

Staff is supportive of this requested Revised Planned Development. The applicant simply requests to enlarge the previously approved building and parking area. The applicant is maintaining the same site plan design as was previously approved. The proposed plan complies with the Highway 10 Design Overlay District standards.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Revised POD, subject to compliance with the comments and conditions outlined in Sections D, E and F, and the staff analysis, in the agenda staff report.