

April 10, 2025

ITEM NO.: 8

FILE NO.: S-1993

NAME: Berkshire Place Commercial – Replat of Lot 2

LOCATION: Northeast corner of Green Mountain Drive and Rainwood Road

DEVELOPER:

Stuart Finley
P.O. Box 10
Bryant, AR

OWNER/AUTHORIZED AGENT:

Arkansas Storage Centers VIII, LLC – Owner
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 5.75 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 2

CENSUS TRACT: 22.09

CURRENT ZONING: C-4

VARIANCE/WAIVERS:

Variance to allow reduced side and rear building setbacks.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat Lot 2, Berkshire Place Commercial Addition into four (4) total lots. The replat is requested so that existing commercial buildings/developments can be on separate lots.

B. EXISTING CONDITIONS:

The property contains a multi-building commercial development on C-4 zoned property. There is a strip center building along Green Mountain Drive and a commercial building and carwash building along Rainwood Road. A six (6) building mini-warehouse facility is located within the north and interior portions of the overall property.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: (PLANNING)

No comments.

ENGINEERING COMMENTS: (PUBLIC WORKS)

No comments.

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

Little Rock Water Reclamation Authority: Please provide plans to sewer lot 2R-3.

Entergy: No comments received.

Summit Utilities: No comments.

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.

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.

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.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 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:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.

3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. 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.
6. 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.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 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 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:

1. No comments from Building Codes on replat.
2. All new construction or modifications to building will require full prints and review of those prints for a building permit. Coordinate with Curtis Richey at 501-371-4724, crichey@littlerock.gov or Tim Whitener, 501-371-4875, twhitener@littlerock.gov to work out details moving forward.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Rodney Parham Planning District. The Land Use Plan shows C for the requested area. The Commercial (C) 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 application is Commercial Replat.

Land Use Plan S-1993



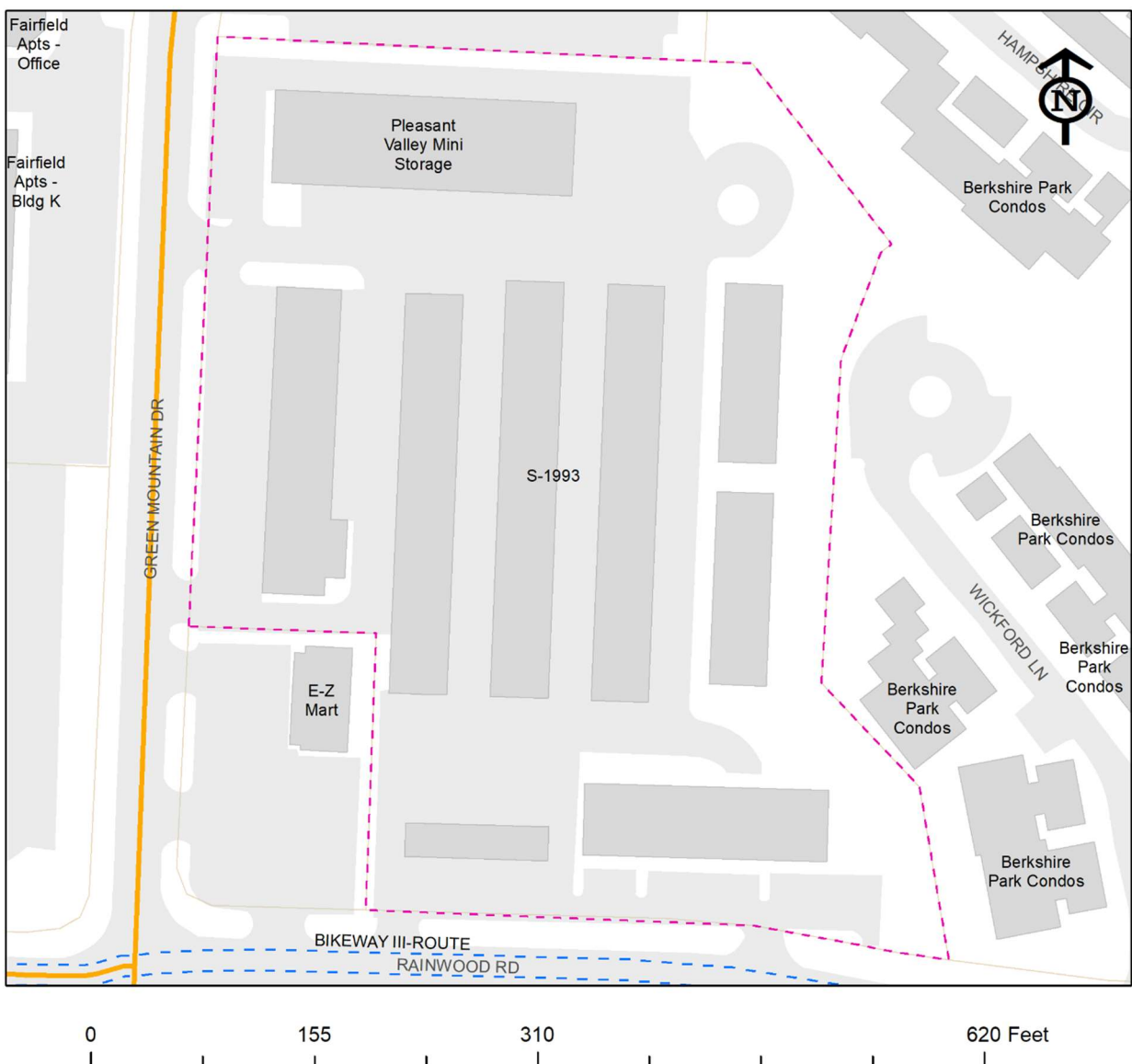
Surrounding the application area are apartment complexes, and to the south is strip commercial uses.

This site is not located in an Overlay District.

Master Street Plan:

Rainwood Rd is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan S-1993



Bicycle Plan:

Rainwood Rd is on the Master Bike Plan as a Proposed Class 3 Bike Route. Class 3 Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to replat Lot 2, Berkshire Place Commercial Addition into four (4) total lots. The replat is requested so that existing commercial buildings/developments can be on separate lots.

The property contains a multi-building commercial development on C-4 zoned property. There is a strip center building along Green Mountain Drive and a commercial building and carwash building along Rainwood Road. A six (6) building mini-warehouse facility is located within the north and interior portions of the overall property.

The sizes for the four (4) proposed lots will be as follows:

Lot 2R-1 – 3.8542 Acres (167,889 sq. ft.)

Lot 2R-2 – 0.7850 Acre (34,192 sq. ft.)

Lot 2R-3 – 0.4016 Acre (17,491 sq. ft.)

Lot 2R-4 – 0.7058 (30,744 sq. ft.)

The proposed lot sizes, minimum lot area and minimum lot width conform with ordinance standards.

The existing buildings on the proposed lots will be as follows:

Lot 2R-1 – six (6) one-story mini-warehouse buildings

Lot 2R-2 – one-story commercial strip center building

Lot 2R-3 – one-story carwash building

Lot 2R-4 – one-story office/commercial building

All of the proposed lots have existing access drives from either Green Mountain Drive or Rainwood Road.

Section 36-302(e) of the City's Zoning Ordinance requires minimum side building setbacks of 15 feet and a minimum rear building setbacks of 25 feet for structures in C-4 zoning. The building on Lot 2R-2 will be located approximately 16 feet from the proposed north property line and 23 feet (at its closest point) from the proposed east rear property line. The building on Lot 2R-4 will be located approximately three (3) feet from the proposed west side property line and 22 feet from the proposed north rear property line. Therefore, the applicant is requesting variances to allow the reduced side and rear building setbacks on Lot 2R-2 and Lot 2R-4. Staff supports the variances for reduced building setbacks, as the project only involves the development of new lot lines and no new building construction.

Section 36-302(e) also requires a minimum front building setback of 45 feet. However, the original plat for this property was approved with a 25 feet front platted building line, which will remain unchanged with the replat.

The proposed replat also provides a new cross-access easement between Lots 2R-1 and 2R-2. All other easements approved with the original plat will remain unchanged.

Staff is supportive of the proposed replat. Staff believes that the replat is appropriate for this development.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed replat, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report.