

FILE NO.: Z-9185

NAME: Genesis Datacom Short-form PD-C

LOCATION: Located at 13008 Lawson Road

DEVELOPER:

Genesis Datacom
13008 Lawson Road
Little Rock, AR 72206

SURVEYOR:

Donald Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

AREA: 1.42 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 – Ellis Mountain CENSUS TRACT: 42.07

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-C

PROPOSED USE: Office-warehouse – Genesis Datacom

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family with a non-conforming use to PD-C, Planned Development Commercial, to allow the current user to occupy the site. Genesis Datacom is a company offering security,

network cabling, wireless and LED/Low voltage lighting. The company has been at this location since 2011. The rezoning request is limited to Genesis Datacom.

B. EXISTING CONDITIONS:

The site contains several buildings, many of which are used for storage and warehousing. There is an auto body shop located to the north of this site which shares an access with this property. There are single-family homes located to the south of this site. There are a number of non-residential uses located in this immediate area, many of which were developed prior to the City's Extraterritorial Planning Jurisdiction in this area.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Lawson Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Future building expansion will required the owner to provide design of street improvements to Lawson Road conforming to the Master Street Plan. Construct one-half street improvement to Lawson Road including 5-foot sidewalks.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. Service is already being provided to the existing structures on this property. Power lines currently exist along Lawson Road and on the west side of this property. Contact Entergy in advance to discuss future service requirements, new facilities locations/extensions 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. 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.
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. 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. 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.

Rock Region Metro: Location is not currently served by METRO but is on our long range plans. We recommend continuation of pedestrian infrastructure for access to the transit system.

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.gov or Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Ellis Mountain Planning District. The Land Use Plan shows RL (Residential Low). Residential Low category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDC (Planned Development Commercial) recognize Genesis Datacom an existing non-conforming use.

Master Street Plan: To the south of the property is Lawson Road and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Lawson Road since it is a Minor Arterial. This street 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 Lawson Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (November 22, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the cover letter indicated similar type uses. Staff stated additional clarification was needed to determine the potential future or alternate users of the site. Staff

questioned the proposed signage plan. Staff questioned the days and hours of operation for the business.

Public Works comments were addressed. Staff stated right of way dedication along Lawson Road to meet the Master Street Plan was required. Staff stated any future building expansions would require improvements to Lawson Road to meet the Boundary Street Ordinance requirements.

Landscaping comments were addressed. Staff stated any future redevelopment of the site would require the landscaping and landscaped areas to be brought into compliance based on a percentage of the cost of improvements.

Rock Region Metro comments were addressed. Staff stated the location was not currently served by Rock region Metro but was a part of the long range plan. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

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:

There were no modifications required to the site plan from comments raised at the November 22, 2016, Subdivision Committee meeting. The applicant is requesting to rezone the site from R-2, Single-family which has been operating as a non-conforming use to PD-C, Planned Development Commercial, to allow the current user to continue to occupy the site.

The site was developed in the early 1980's and was occupied by an electrical contractor. The site contains two (2) buildings. One (1) building contains 8,350 gross square feet of floor area and is used as office space. The second building contains 5,700 gross square feet of floor area and is used as warehouse space. The current user, Genesis Datacom, has been in this location for six (6) to seven (7) years and only occupies a small portion of the office space area.

Genesis Datacom is a company offering security, network cabling, wireless and LED/Low voltage lighting. The company has been at this location since 2011. The rezoning request is limited to Genesis Datacom.

Staff is supportive of the applicant's request. There are no modifications to the existing site. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning of the site to allow this user to occupy the site is appropriate.

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.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 2016)

The applicant was present. There were no registered objectors 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. 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 open position.