

FILE NO.: Z-9219

NAME: Mickles Short-form PD-C

LOCATION: Located at 2904 South Arch Street

DEVELOPER:

Linda Mickles
4810 Cyclone Street
Bryant, AR 72022

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 5

CURRENT ZONING: R-4, Two-family

ALLOWED USES: One and two family residential

PROPOSED ZONING: PD-C

PROPOSED USE: Beauty salon

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting of zoning of the site from R-4, Two-family District to PD-C, Planned Development Commercial, to allow the use of the existing 1 ½ story frame house as a beauty salon. The applicant has indicated the salon will house up to four (4) operators. The applicant is proposing to allow parking for four (4) vehicles within the rear yard of the existing home.

B. EXISTING CONDITIONS:

The area is primarily single-family homes with the non-residential property located north of this site on South Arch Street between West 28th and West 29th Streets. There are single-family homes located to the north and south of this site and across South Arch Street. There is an alley located along the western boundary of this property. There are sidewalks in place along South Arch Street. There is no street parking allowed on this section of South Arch Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Meadowbrook Neighborhood Association were notified of the public hearing. There is not a contact person listed for the MLK Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Arch Street is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 35-feet from centerline will be required.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Backing into the public right-of-way on Arch Street creates safety hazards and is not permitted.
4. Show the proposed parking configuration. At least 40-foot wide parking area is required for 90 degree parking.
5. Obtain permits for improvements within State Highway right-of-way from the Arkansas Department of Transportation, ARDOT, District VI.
6. The existing driveway is too narrow for two (2) way traffic.

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

Little Rock Water Reclamation Authority: Sewer is available to this site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the alley to the west of the property to the back of the building. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal 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. 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.
3. 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: Full plan review.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any new site development will need to adhere to the current landscape code.
3. 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: Location is served nearby by route 2 South Main. Metro does not support addition of surface parking in the residential neighborhood when there is ample on street parking.

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows Residential Low Density (RL). The Residential Low Density 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-4 (Single Family District) to PCD (Planned Commercial Development) to allow for a beauty salon.

Master Street Plan: East of the property is South Arch Street and it is shown as a Principal Arterial 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 South Arch Street 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: A Class II Bike Lane is shown along South Arch Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (May 17, 2017)

The applicant was present. Staff presented an overview of the item stating there were a few additional items necessary to complete the review process. Staff requested information concerning the proposed signage plan. Staff also requested information concerning the days and hours of operation for the salon.

Public Works comments were addressed. Staff stated vehicles backing into the street was not allowed. Staff stated in this area street parking was not allowed. Staff suggested the applicant reconsider the proposed parking plan. Staff stated a right of way dedication was required along South Arch Street. Staff stated a dedication of right of way to 35-feet from centerline would be required.

Landscaping comments were addressed. Staff stated any new paved areas would require a minimum landscape strip of nine (9) feet which may be reduced to six (6) feet nine (9) inches (6' 9"). Staff stated in addition screening of the northern and southern perimeters of the site was required.

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 site plan to addresses staff's concerns raised at the May 17, 2017, Subdivision Committee meeting related to the proposed parking layout for the site. The applicant has provided staff with the proposed signage plan and the number of stylists who will operate from the site. There will not be a dumpster located on the site.

The applicant is requesting rezoning of the site from R-4, Two-family District to PD-C, Planned Development Commercial, to allow the use of the existing 1 ½ story frame house as a beauty salon. The applicant has indicated the salon will house up to four (4) operators. The building contains 1,106 square feet on the first floor and 448 square feet on the second level. The applicant is proposing to extend the existing drive from South Arch Street to the rear yard, allowing one-way access to the rear yard, and to place a paved parking area within the rear yard. The customers will then exit the site onto the existing alley located behind the home which is paved the entire length from West 29th to West 30th Streets.

Parking for a beauty salon is typically based on one (1) parking space per 200 gross square feet of floor area. The typical parking required for a structure containing 1,554 gross square feet of floor area is seven (7) parking spaces. In addition to the salon use the site contains an existing accessory dwelling within the rear yard area of the home. The accessory dwelling will remain which would typically require an additional parking space.

The applicant is proposing to provide parking for four (4) vehicles within the rear yard of the existing home. The applicant has also provided a letter of agreement from the nearby business, T.R.U.E. Riders Motorcycle Club located at 2822 South Arch Street, to utilize eight (8) to ten (10) parking spaces and also to use the "back parking lot" if additional parking is needed to support her salon use.

The applicant has indicated signage will be placed within the front yard of the home. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of 24 square feet. Building signage will be placed on the front façade of the building and will be limited to a maximum of ten (10) percent of the front façade area.

The applicant has indicated the hours of operation will be by appointment only. The stylists will set their schedules and provide the appointment times. The anticipated hours of operation are from 8:00 am to 7:00 pm Monday through Saturday.

The lot is a 50-foot wide lot which does not allow for the typical minimum required landscape strip along the northern and southern perimeters adjacent to the proposed drive extending from South Arch Street to the rear yard nor adjacent to the proposed parking pad in the rear yard area. Adjacent to the driveway along the southern perimeter a one (1) foot eight (8) inch landscape strip is proposed. As the drive extends into the rear yard the landscape strip along the northern and southern perimeters is indicated at five (5) feet. Since the site is located within the Designated Mature Area of the City the Landscape Ordinance would typically require the placement of a minimum landscape strip of six (6) feet nine (9) inches. The Zoning Ordinance would also typically require the placement of a land use buffer a minimum of six (6) feet nine (9) inches also allowed to be reduced due to the site being located within the Designated Mature Area of the City. Screening of the adjacent properties is also required as a component of the land use buffer requirements.

Staff is not supportive of the applicant's request. The site is located within an area that is single-family residential and is indicated as Residential Low on the City's Future Land Use Plan. Although there are commercial uses located to the north the commercial uses do not extend south of West 29th Street. Staff does not feel this is an appropriate location for the placement of a commercial business.

J. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated May 24, 2017, requesting deferral of this item to the July 20, 2017, public hearing to allow additional time to resolve staff's concern related to parking layout. 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.

STAFF UPDATE:

There has been no change in this application and the applicant has not provided staff with an updated site plan to address staff's concerns related to the parking layout. Staff recommends deferral of this item to the August 31, 2017, public hearing.

PLANNING COMMISSION ACTION:

(JULY 20, 2017)

The applicant was not present. There were no registered objectors present. Staff presented the item stating there had been no change in this application and the applicant had not provided staff with an updated site plan to address staff's concerns related to the parking layout. Staff presented a recommendation of deferral of this item to the August 31, 2017, public hearing. 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 and 2 absent.

PLANNING COMMISSION ACTION:

(AUGUST 31, 2017)

Ms. Linda Mickles was present representing the request. There was one (1) registered objector present. Staff presented the item with a recommendation of denial.

Ms. Mickles stated the request was to allow an existing home which was her mother's home to be converted into a beauty salon. She stated the building in the rear yard would be removed to allow additional parking spaces within the rear yard. She stated in the location of the building two (2) additional parking spaces could be added. She stated a nearby business had signed a letter committing to allow her to use their parking. She stated the business was TRUE Riders Motorcycle Club and their activities did not take place during the daytime hours. She stated the parking was located within 50-feet of her property. She stated this would allow adequate parking to serve the beauty salon.

Ms. Rosalyn Scruggs addressed the Commission stating her home was located at 2900 South Arch Street which was directly north of the proposed business. She stated the parking in the rear yard would remove several beautiful trees. She stated she was supportive of Ms. Mickles idea but felt the placement was in the wrong place. She stated she felt this was the correct vision but in the wrong location.

Ms. Mickles stated the trees would be removed regardless. She stated the beauty salon would increase value to the community. She stated the salon would be something positive in the neighborhood and in an area where there were few positive things taking place. She stated the salon and the reinvestment into the neighborhood would have a positive impact on the youth in the area.

There was a general discussion by the Commission as to the location of the proposed additional parking and the other uses in the area. Staff stated the parking was located on the northwest corner of 28th and South Arch Street. Staff stated the uses south of West 29th Street for several blocks was single-family residential.

A motion was made to approve the request as filed including all staff recommendations and comments except that of denial. The motion failed by a vote of 1 aye, 9 noes and 1 absent.