

FILE NO.: Z-5981-A

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NAME: Sampson Auto Service – PCD

LOCATION: 8315 Colonel Glenn Road

DEVELOPER:

Bernard & Glenda Sampson  
8515 Westwood Avenue  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Bernard & Glenda Sampson (Owner)  
8515 Westwood Avenue  
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated  
20820 Arch Street Pike  
Little Rock, AR 72065

AREA: 0.85 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 10

CENSUS TRACT: 24.06

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.85 acre site from PCD to a new PCD to allow for a mixed-use auto/truck service development. The applicant will construct a 50x30 steel frame building that will contain a trade school (Arkansas School for Mechanics). Proposed uses will include an oil and lube service for commercial vehicles, small used car lot and a small car wash. The applicant also proposes to utilize the rear of the property for storing materials.

B. EXISTING CONDITIONS:

The property is currently undeveloped and partially wooded. The site is surrounded by a mixture of zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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. Future building permits will be required through the Department of Planning and Development for any new buildings on site and be required to meet all state building codes and land alteration codes and ordinances adopted by the City of Little Rock.
2. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
3. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2021 Arkansas Fire Prevention Code Section 1104.1.
4. If a grading permit is not required for the proposed site work, all construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.
5. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
6. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

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

Little Rock Water Reclamation Authority:

1. LRWRA has a sewer line that crosses the property near the proposed workshop. The workshop cannot encroach into the easement. Please submit

wastewater plans to LRWRA for review and approval. A sand/oil separator may be required.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

**30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 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 places 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 2012 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No Comments Received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. A land use buffer equivalent to 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. 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. 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. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.
3. 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.
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. 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.
5. 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.
  6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and 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. Please indicate the square footage of the areas considered for the interior landscape area.
  7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
  8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
  9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
  10. At least fifty (50) percent of landscape areas shall be covered by live plant material at the time of plant maturity.
  11. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
  12. 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 Boyle Park Planning District. The Land Use Plan shows Commercial (C) & Residential Low Density (RL) 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 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 remains less than 6 units per acre. The application is to rezone from PCD to PCD to allow for auto related uses.

Surrounding the application area, to either side of Colonel Glenn from John Barrow Road to Walker Street are areas of Commercial (C) with small engine repair, liquor store, used car sales, restaurant equipment sales, and retail store. About 650 feet west of the application site to the north side of Colonel Glenn Road is an area of Park/Open Space. The Park/Open Space (PK/OS) category is for all public parks, recreation facilities, greenbelts, flood plains, other designated open space and recreational land. This area is the West Central Community Center. To the south is Residential Low Density (RL) with established single-family neighborhoods.

There have been no Future Land Use Map amendments in this area over the last 10 years.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Standard Right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. This road may need more ROW and/or paving width. Access may need to be limited to ensure traffic flow and pedestrian safety.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone a 0.85 acre site from PCD to a new PCD to allow for a mixed-use auto/truck service development. The applicant will construct a 50x30 steel frame building that will contain a trade school (Arkansas School for Mechanics). Proposed uses will include an oil and lube service for commercial vehicles, small used car lot and a small car wash. The applicant also proposes to utilize the rear of the property for storing materials.

The property is currently undeveloped and partially wooded. The site is surrounded by a mixture of zoning and uses in all directions.

The applicant is proposing an office building, car lot and an outdoor carwash located in the front portion of the property. An auto workshop will be located in the center portion of the property. The applicant notes there are three (3) 8x40 containers in the rear of the property that will be utilized for storage. The applicant proposes to pave northern half of the site and the southern half of the site will contain SB2 ground cover.

The site will be accessed along Colonel Glenn Road via a paved circular driveway.

The site plan shows nine (9) parking spaces located along the east property line. Additional parking may be provided by the paved area in the front portion of the site. Parking also may be utilized in the rear, SB2 ground covered area, located in the southern half of the site. Staff feels the parking is sufficient to serve the use.

The applicant's initial site plan showed two (2) areas for the permanent use of porta-potties. The applicant has since noted that restroom facilities will be located within the two (2) proposed buildings.

The applicant is not proposing a dumpster on the site at this time and notes regular trash pick-up will be used. Any dumpster installed on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing any sight lighting at this time. Any new sight lighting must be low-level and directed away from adjacent properties.

No signage is proposed at this time. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Adequate screening shall be provided along the rear property line due to abutting R-2 zoned property located to the south.

Staff is not supportive of the requested PCD application. Staff believes that the proposed auto/truck repair use, including outdoor carwash and auto sales is too intense for this area along Colonel Glenn Road. The repair/maintenance of large trucks is a heavy commercial/light industrial use. The existing commercial uses along this portion of Colonel Glenn Road are smaller in scale and intensity, and located within enclosed buildings. Staff feels the proposed uses will have an adverse impact on the surrounding properties including the residential uses located to the south.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PCD rezoning.



PLANNING COMMISSION ACTION:

(JULY 13, 2023)

The applicant was present, representing the application. There was one (1) person registered in opposition. Staff presented the item and a recommendation for denial as outline in the “staff recommendation” above.

Troy Laha representing the Southwest Little Rock for Progress” agency, addressed the Commission in opposition to the application. He expressed his concerns with the location of the site being adjacent to a neighborhood.

The applicant took question from the Commission in reference to the operations on site. There was a motion to approve the application. The motion was seconded. The vote was 3 ayes, 6 nays, 1 absent and 1 open position. The application was denied.