

FILE NO.: Z-9228

NAME: Combs Short-form PD-C, located at 9010 Hilario Springs Road

LOCATION: Located at 9010 Hilario Springs Road

DEVELOPER:

Steve and Sandra Combs
9701 I-30
Little Rock, AR 72209

SURVEYOR:

Brooks Surveying Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.36-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 14 – Geyer Springs East

CENSUS TRACT: 41.08

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-C

PROPOSED USE: C-3, General Commercial District uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-C, Planned Development Commercial, to allow the reuse of the existing commercial building for retail uses. The applicant has indicated there will be no change to the exterior of the building or existing parking. The building was

previously used as the applicant's furniture and appliance store. The building has also been used as a church and daycare center and by community outreach organizations. The request includes the allowance of C-3, General Commercial District uses as allowable uses for the site.

B. EXISTING CONDITIONS:

The site contains a vacant commercial building located on the west side of Hilario Springs Road just south of Baseline Road. To the north of the site is Baseline Elementary School. South of the site is a single-family home. Across Hilario Springs Road is a shopping center which contains the former Family Dollar Store and Sawyers Grocery Store, both of which have either moved or closed their business.

Hilario Springs Road is constructed as a two (2) lane road with open ditches for drainage. There are no sidewalks in place along the property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Hilario Springs 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. Provide updated survey showing the right-of-way width and centerline adjacent to the subject property.
2. With future site development or expansion, provide the design of street conforming to the Master Street Plan. Construct one-half street improvements to Hilario Springs Road with the future development.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the north and west side of the property with no apparent conflicts with existing facilities. 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: No objection.

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 served by METRO on route 23 Baseline Southwest. We have no objection to recognizing these existing uses for the building at this address.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: **(IF)** 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.org or
Mark Alderfer at 501.371.4875, malderfer@littlerock.org.

NOTE: Contact Fire Marshal Capt. Chris Sanders to coordinate an on-site review. 501.918.3782.

If this is not yet a furniture store it is restricted to 2,500 square feet in size or it must have fire sprinkler installations. If it is an existing furniture store it can remain a furniture store with no modifications.

Planning Division: This request is located in Geyer Springs East Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density category provides for single family homes at densities not to exceed 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 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDC (Planned Development Commercial) to allow C-3, General Commercial District uses as allowable uses.

Master Street Plan: East of the property is Hilario Springs 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 Hilario Springs 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 Hilario Springs Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed use of the property. Staff stated there was limited parking on the site and a number of potential uses would not have parking to support their use. Staff questioned the days and hours of operation. Staff also questioned if the site would have a dumpster and if so the proposed location for the dumpster.

Public Works comments were addressed. Staff stated right of way dedication to 45-feet from centerline was required with the approval of the rezoning request. Staff stated any future site development would require street improvements to Hilario Springs Road conforming to the Master Street Plan requirements.

Landscaping comments were addressed. Staff stated any future redevelopment of the site would require additional landscaping to be installed. 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:

The applicant submitted a revised cover letter to staff addressing the technical issues associated with the request raised at the June 28, 2017, Subdivision Committee meeting. The applicant has indicated the days and hours of operation from 6 am to midnight seven (7) days per week. If a dumpster is located on the site it will be properly screened and the service hours will be limited to 7 am to 6 pm Monday through Friday.

The request is a rezoning of the site from R-2, Single-family to PD-C, Planned Development Commercial, to allow the reuse of the existing commercial building for retail uses utilizing C-3, General Commercial District uses as allowable uses. The plan indicates seven (7) parking spaces along the front of the building and seven (7) spaces along the side of the building. The building contains 9,690 gross square feet of floor area.

Parking for a general retail commercial business is typically based on one (1) parking space per 300 gross square feet of floor area. This would result in a typical parking requirement of 32 parking spaces. Parking for a restaurant is based on one (1) to 100 gross square feet of floor area and for a barber/beauty salon the parking is based on one (1) parking space per 200 gross square feet of floor area. Staff is supportive of allowing the site to be rezoned for commercial uses but staff feels any use of the site must match the parking available on the site.

The applicant has not indicated the proposed signage plan. Staff recommends all signage comply with signage typically allowed in commercial zones or a ground sign with a maximum height of 36-feet and a maximum sign area of 160 square feet. Building signage is limited to ten (10) percent of the facade which has direct street frontage.

Staff is supportive of the applicant's request. The applicant is requesting approval of a rezoning to allow the reuse of the existing commercial building with uses as allowed in the C-3, General Commercial Zoning District. The applicant has indicated there will be no change to the exterior of the building or existing parking. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning as proposed is appropriate for the site.

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.

Staff recommends any future use of the building match the parking available on the site.

PLANNING COMMISSION ACTION:

(JULY 20, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of deferral of the item to the August 31, 2017, public hearing. Staff stated the applicant failed to notify property owners as required by the Commission's By-laws. 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.

STAFF UPDATE:

The applicant has provided notice as required by the Planning Commission By-laws. 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:

(AUGUST 31, 2017)

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 10 ayes, 0 noes and 1 absent.