

FILE NO.: Z-9093

NAME: Redbridge Development Short-form PD-O

LOCATION: Located at 18324 Denny Road

DEVELOPER:

Redbridge Development LTP
817 Edswood Road
Little Rock, AR 72223

SURVEYOR:

Brooks Surveying
20820 Arch Street
Hensley, AR 72065

AREA: 0.43 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-O

PROPOSED USE: General and professional office

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to Planned Development Office to allow the construction of a new building to be used as general and professional office space. The building is proposed 40-feet by 64-feet containing 2,560 square feet of floor area. The site plan indicates the placement of seven (7) parking spaces located in the front and rear of the building.

B. EXISTING CONDITIONS:

The site is wooded and located just outside the City limits of Little Rock. There are single-family homes located to the north and west of this site. South of the site is an office use located on property currently zoned C-1, Neighborhood Commercial. There is also C-1, Neighborhood Commercial zoned property located to the east of this site with frontage at the Kanis/Denny Road intersection.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site were notified of the public hearing. There is not an active neighborhood association located in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Denny 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. With site development, provide the design of street conforming to the Master Street Plan. Construct street improvements to Denny Road including 5-foot sidewalks with the planned development. Due to the narrow width of the property and the location of the driveway, a 6 foot wide paved shoulder should be provided from the edge of the existing pavement.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The driveway should be platted with an access easement for 50 feet in length and at least 20 feet in width
4. All driveways shall be concrete aprons per City Ordinance.
5. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the south side of Denny Road at this location. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance regarding future service requirements to the development and future facilities locations 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. 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.
6. Contact Central Arkansas Water regarding the size and location of water meter.
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. 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.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department: **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 Jason.Lowder@carkw.com) and the Little Rock Fire Marshal's Office (Captain Tony Rhodes 501.918.3757). Number and Distribution of Fire Hydrants as per Table C105.1.

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.

Parks and Recreation: No comment received.

County Planning:

1. Show source of title.
2. Provide the address of the developer.
3. If the City of Little Rock requires half street improvements to Denny Road, an engineer's seal and signature will be required for all improvements.
4. Provide a vicinity map.
5. Show contours at minimum 4-foot intervals.
6. Show water courses entering and leaving the property.
7. Show names of adjacent subdivision owners.
8. Show names of adjacent owners of un-subdivided property.
9. Property is zoned by the City of Little Rock. List applicable zoning for this and adjacent properties.
10. Provide verification that this development is allowed by Shackleford Acres Subdivision Bill of Assurance.
11. Show source of water supply.
12. Provide AHD approval of septic systems.
13. Provide letter of approval from local fire department.
14. Provide storm drainage plan.
15. Pulaski County requires 40-foot building setback for non-residential uses adjacent to residential uses. This comment is not valid if the City of Little Rock approves applicants PD-O. Parking area appears to be one pace short of complying with the County requirement of one (1) space per 300 gross square feet of floor area for an office use.
16. Verify development meets ADA standards.
17. Pay \$33.00 review fees.

- a. Denny Road is a Class IV arterial as determined by the Pulaski County Master Road Plan. Dedicate additional right of way to equal one-half of 90-feet (45-feet from centerline). Any half street improvements to Denny Road required by the City of Little Rock must be submitted for review and approved by Pulaski County Public Works prior to construction.
- b. Verify extent of the 50-foot easement prior to the construction of the office building. Buildings shall not be built within the easements/setbacks established by the existing Bill of Assurance/PD-O.
- c. Obtain a driveway permit from Pulaski County Public Works prior to construction.

Rock Region Metro: Location is located in a rural area of Little Rock not currently served by transit. No Issues with the drawing as shown.

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

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows 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 remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDO (Planned District Office) to allow the construction of a building with general and professional office uses on the site.

Master Street Plan: Denny Road is 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 Denny Road. 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 Denny Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to the north, east and west is zoned R-2, Single-family. The minimum dimension of the buffer shall be nine (9) feet. 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. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. 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. SUBDIVISION COMMITTEE COMMENT: (October 28, 2015)

The applicant was present. Staff presented the item stating there were additional items necessary to complete the review process. Staff questioned if there would be a dumpster placed on the site and if so if the hours of dumpster service would be limited to daylight hours. Staff also requested information concerning the proposed signage plan, both ground and building signage, and the proposed construction materials of the new building.

Public Works comments were addressed. Staff stated a right of way dedication for Denny Road to 45-feet from centerline was required. Staff also stated all driveways were to be concrete aprons per City Ordinances.

Staff questioned if the property would be annexed to receive City sewer service. The applicant stated the intent was to use septic to provide sewer to the new construction.

Landscaping comments were addressed. Staff stated the site plan as presented did not provide the required landscaping along the eastern and western perimeters. Staff stated modifications to the plan would allow the site plan to come into compliance. Staff stated screening would also be required on the perimeters where adjacent to residentially zoned or used property.

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 site plan to staff addressing a number of the technical issues associated with the site plan. The revised plan has indicated the required landscape strip, revised the plan to provide parking in the front yard area and provided the proposed signage plan. The site plan notes screening will be provided along the eastern, northern and western perimeters.

The request is a rezoning from R-2, Single-family to Planned Development Office to allow the construction of a new building to be used as general and professional office space. The building is proposed 40-feet by 64-feet containing 2,560 square feet of floor area. The site plan indicates the placement of seven (7) parking spaces located in the front of the building.

The use proposed is general and professional office. Based on the typical minimum parking required for an office use six (6) parking spaces would typically be required.

The applicant has indicated signage will comply with signage allowed in office zones or maximum of six (6) feet in height and 64 square feet in area. Building signage will be limited to the front façade of the building. The sign area will not exceed ten (10) percent.

There will not be a dumpster located on the site. All site lighting will be low level and directional, directed downward and into the site. The building is proposed as a single story building constructed with a residential appearance. The building materials are proposed as brick, stone, hardi-board or a combination of the three (3). The roof materials are proposed as architectural shingles or a standing seam metal roof designed in a manner to appear residential in character. The days and hours of operation are proposed from 7:00 am to 7:00 pm daily.

Staff is supportive of the applicant's request. The site is shown as single-family on the City's Future Land Use Plan but is located adjacent to an area identified as Neighborhood Commercial. To staff's knowledge there are no outstanding technical issues in need of addressing related to the site plan. Staff feels the rezoning request as proposed 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:

(NOVEMBER 19, 2015)

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.