

FILE NO.: Z-9353-A

NAME: Shields & Associates – PCD

LOCATION: 13108 Lawson Road

DEVELOPER:

Shields & Associates
116 Challain Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

SSDBP Company, LLC (owner)
Brian Dale (Agent)
Joe White & Associates, Incorporated
25 Rahling Circle, Ste. A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Incorporated
25 Rahling Circle, Ste. A-2
Little Rock, AR 72223

AREA: 5.3 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 5.3 acres from "R-2" Single-family District to "PCD" Planned Commercial Development to allow for the construction of four buildings that would provide office, warehouse, and commercial storage at this location. The developer will dedicate the right-of-way on Lawson Road when the first phase is constructed, and complete Lawson Road street-improvements after

the construction of building #3. The proposal calls for the project to be developed in seven phases.

B. EXISTING CONDITIONS:

The property is currently undeveloped, but in recent years had three single family structures on this parcel. At some point, the three properties were razed, and the lot is now vacant and mostly wooded. The properties located to the east and west are zoned R-2, while the property to the north is zoned AF (Agriculture and Forestry District). A small portion of the property's northeast border abuts a tract of land zoned with a PD-C designation.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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. Provide finished floor elevations (FFE) for all buildings on site plan and grading and drainage plans.
2. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
3. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
4. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued by the Department of Planning and Development. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1805 with any questions or for more information.
5. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be

- repaired by the responsible party prior to the issuance of a certificate of occupancy.
6. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
 7. Lawson Road is classified as a minor arterial per City's Master Street Plan. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
 8. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
 9. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
 10. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

11. Obtain Traffic Control permits prior to doing any street cuts or curb cuts. Obtain Traffic Control permits prior to doing any work on city streets or in the right-of-way. Contact Traffic Engineering at 501-379-1800 for more information.
12. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
13. 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.
14. 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).
15. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
16. Per City Code 31-210, maximum driveway width allowed is 36 feet for a commercial property adjacent to an arterial street. Label proposed driveway width on plans.
17. Is a variance for advanced grading being requested for approval by the Planning Commission? Submitted site plan shows the variance is being requested under "General Notes", but the submitted application does not show any variances being requested. Please clarify. If advanced grading variance is being requested, all requirements listed in City Rev. Code 29-197 shall apply. This includes submitting a survey, grading and drainage plans, storm water detention basing design and line of sight illustrations from adjacent streets and properties to the Planning Commission for review.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Summit Energy: No comment.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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 Little Rock Fire Department is required.

Fire Department: No comment.

Parks and Recreation: No comments received.

County Planning:

1. Show the source of title for the property.
2. Show adjacent property owners.
3. Provide West Pulaski Volunteer Fire Department Approval.
4. Provide Health Department septic permit prior to requesting address.
5. Obtain driveway permit from Pulaski County Road and Bridge (501)-340-6800.
6. Show distance and bearing to second section corner or quarter section corner. Provide state plane coordinates for both section corners and two property corners.
7. Pay \$33.00 review fee.
8. If the city requires boundary street improvements, provide a full set of construction documents to Tony Kelley (copied above) for review and approval prior to construction.
9. Provide executed quit claim deed for the right of way dedication with Pulaski County as the grantee.
10. Provide a copy of the SWPPP and associated permit from ADEQ.

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.

2. A land use buffer 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. The surrounding properties are zoned R-2 or AF. 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 plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

East and west perimeters are required to be a minimum of 21-feet in width and opaque screening will be required on north, east, and west sides of the property.

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. **The lot is approximately 655-feet in depth, a minimum 39-foot street buffer is required.**
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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.
5. 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.
6. 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.
7. Eight percent (8%) of the vehicular use area 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 ($7 \frac{1}{2}$) 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.
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.

10. 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 Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. 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 remain less than 6 units per acre. The application is to rezone from R-2, Single Family District to PCD, Planned Commercial Development District to allow for the development of office, mini-warehouse and storage on this property.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) in all directions from the site. 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 remain less than 6 units per acre. To the south, across Lawson Road, is R-2 zoned land with a developed single-family subdivision (there are two vacant lots to the southwest of the site). To the west is R-2, Single Family District zoned tracts. There are single-family houses on these tracts (one has a mobile home on it). To the east is R-2, Single Family District and PDC, Planned Development Commercial District zoned land. There is a single-family house and several businesses on this land.

Master Street Plan: To the south is Lawson Road, 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 is not constructed to standard and may require dedication of right-of-way. It may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Lawson Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles. There is no existing bicycle infrastructure in this location.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to rezone 5.3 acres from “R-2” Single-family District to “PCD” Planned Commercial Development to allow for the construction of four buildings that would provide office, warehouse, and commercial storage at this location. The developer will dedicate the right-of-way on Lawson Road when the first phase is constructed, and complete Lawson Road street-improvements after the construction of building #3. The proposal calls for the project to be developed in seven phases.

The property is located just outside the city limits and is within the City’s Extraterritorial Zoning Jurisdiction.

The property is currently undeveloped, but in recent years had three single family structures on this parcel. At some point, the three properties were razed, and the lot is now vacant and mostly wooded. The properties located to the east and west are zoned R-2, while the property to the north is zoned AF (Agriculture and Forestry District). A small portion of the property’s northeast border abuts a tract of land zoned with a PD-C designation.

The applicant proposes to construct eight structures with metal siding on this property, which will include a 12,000 square foot office at the front of the property (adjacent to Lawson Road), two 7,200 square foot climate-controlled storage buildings, and an additional five 7,500 square foot non-climate controlled buildings. The proposal also calls for a 5,600 square foot storage yard to be located between the two climate-controlled storage structures. The storage yard will be enclosed with opaque fencing and will be utilized by the construction company which will occupy the proposed office building. They have included a 100-foot buffer to be located at the north end of the property. The northern and western borders will include a 6-foot-tall fence or opaque screen. The only gate will be located at the storage yard near building #1.

A 36 foot wide access drive from Lawson Road will be located at the southwest corner of the site. A 25 foot paved driveway will be located along the east and west parameters of the site, as well as along the north side of Building #8 and the north and south sides of Building #1. Paved driveways with widths of 22 feet will be located between storage buildings.

The applicant is proposing 24 paved parking spaces along the south side of the proposed office building. As per Section 36-502 (b) (2) g of the City’s Zoning Ordinance, a minimum of 24 parking spaces is required to serve the proposed office buildings. Staff believes the parking will be sufficient to serve the proposed development.

The City's Zoning Ordinance would typically require a street buffer with a minimum width of 39 feet for the is property. The proposed site plan shows a street buffer width of 34 feet. Staff believes the proposed street buffer width will be sufficient, as all other perimeter buffers meet or exceed the minimum buffer widths as typically required.

The hours of operation for the office and storage will be 7:00 am – 6:00 pm, seven day a week.

A dumpster will be located within the storage yard area, and will be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Any new signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones.)

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PCD.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda and staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 8, 2022)

Brian Dale, applicant (Joe White & Associates), was present representing the application. There were no persons present registered in opposition, however two (2) persons present were registered in support of the application. Staff presented the item and a recommendation for approval as outlined in the "staff recommendation" above. The applicant deferred to the opposition.

Thomas Byarlay addressed the Commission in support of the application. He noted the development was next to his property and would like a copy of the plans.

Louis McDonald addressed the Commission in support of the application. He reference a traffic study and wanting to make a difference in the area if grand-fathered in.

Brian Dale addressed the Commission and provided responses to the citizens registered in support of the application.

There was a motion to approve the application including all comments and conditions as recommended by staff. The motion was seconded. The vote was 10 ayes, 0 nays, and 1 open position.