

FILE NO.: Z-9097

NAME: O'Reilly Automotive Store Short-form PD-C

LOCATION: Located South of East Roosevelt Road between Rock and
Commerce Streets

DEVELOPER:

O'Reilly Automotive Store, Inc.
233 South Patterson Avenue
Springfield, MO 65802

SURVEYOR:

Global Surveying Consultants, Inc.
6511 Heilman Court
North Little Rock, AR 72118

AREA: 0.689 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: C-3, General Commercial District

ALLOWED USES: Retail

PROPOSED ZONING: PD-C

PROPOSED USE: C-3, General Commercial District uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site currently consists of four (4) platted lots and an abandoned alley. It is currently zoned C-3, General Commercial District and vacant, with a dilapidated asphalt parking lot. The applicant is requesting upon approval of the PD-C zoning a replat of the four (4) lots and the abandoned alley be allowed to create one (1) lot. The site plan indicates one (1) access drive on East Roosevelt Road and a second on East 26th Street. Both drives are designed with a 30-foot width. The building is designed with HVAC unit on top of the building with screening. The dumpster area is located along Rock Street and East 26th Street and is also proposed with screening. The site plan indicated a building containing 7,650 square feet of floor area and 24 parking spaces. The hours of operation

are from 7:30 am to 9:00 pm Monday through Saturday and 9:00 am to 8:00 pm on Sunday.

B. EXISTING CONDITIONS:

The site is vacant with a dilapidated parking lot. There is an auto parts store located to the east of this site and a carwash located to the west. Across Roosevelt Road is the old VA campus and Our House campus. To the south are single-family homes. The area currently consists of a wide range of zoning, such as commercial, residential and a number of planned zoning developments for commercial activities.

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 along with the Community Outreach Neighborhood Organization and the Meadowbrook Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Roosevelt Road 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. A 20 foot radial dedication of right-of-way is required at the intersection of Roosevelt Road and Commerce Street.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Commerce Street and 26th Street.
4. A 20 foot radial dedication of right-of-way is required at the intersection of Rock Street and 26th Street.
5. A 20 foot radial dedication of right-of-way is required at the intersection of Roosevelt Road and Rock Street.
6. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan adjacent to all boundary streets.
7. All driveways shall be concrete aprons per City Ordinance.
8. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
9. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

10. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to 26th Street including 5-foot sidewalks with the planned development. The new back of curb should be located 15.5 feet from centerline.
11. The proposed access ramps at the intersections do not comply with City standards. The ramps direct pedestrians into the center of the intersections. The ramps on Roosevelt Road should be Type 3 ramps and direct pedestrians east and west. The ramps on the north side of 26th Street should be Type 2 ramps and direct pedestrians to the north-south and the east-west.
12. The bottom of the proposed sign must be at an elevation high enough to not obstruct the sight distance.
13. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Sewer easement must be retained for existing main. Contact Little Rock Wastewater for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the south side of the property along 26th Street. Streetlights and associated secondary wires exist along the front of the property on Roosevelt. 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.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Contact Central Arkansas Water regarding the size and location of water meter.
3. 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.

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.

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.

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.

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 on routes 2 & 9 by Rock Region METRO. We have two concerns regarding this plan. One, a through driveway between Roosevelt Rd. and 26th St. encourages cut-through and speeding, detrimental for transit operations. Second the sidewalk is located 10 feet behind the curb with a large grassy verge. The corner crossing curb cuts should align with the existing sidewalk network. It is difficult to load passengers and wheel chairs across a large verge, 3-5' wide provides an adequate clear zone for pedestrians.

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 Central City Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC). The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a rezoning from C-3 (General Commercial District) to PD-C (Planned District Commercial) to allow for the construction of an auto parts store and associated parking.

Master Street Plan: The north side of the property is East Roosevelt Road and it is a Principal Arterial on the Master Street Plan. The west side of the property is Rock Street; the east side of the property is Commerce Street and they are Local Streets 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 East Roosevelt Road since it is a Principal Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. 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.
3. Trees and shrubs are required to be placed between the proposed building and the Roosevelt Road, Commerce Street and 26th Street right-of-ways. Plant material is to be provided at the rate of one (1) tree and three (3) shrubs for every 30 linear feet.

4. One (1) tree and four (4) shrubs shall be will be required for each forty (40) linear feet of vehicular use area provided between the vehicular use area used for public parking and the general vicinity of the building.
5. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. An irrigation system shall be required for developments of one (1) acre or larger.
6. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
7. 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: (December 9, 2015)

Mr. Paxton Singleton of Global Surveying was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested information concerning the proposed signage plan, the building construction materials and the proposed dumpster screening.

Public Works comments were addressed. Staff stated the ADA ramps on the abutting streets should be constructed to allow the pedestrian to not be directed into the intersections. Staff stated radial dedications were required at the intersections of all abutting streets. Staff stated a dedication of right of way to 35-feet from centerline was required on Roosevelt Road.

Landscaping comments were addressed. Staff stated screening was required for all vehicular use areas by the planting of shrubs or vines a minimum of 30 linear feet. Staff stated one (1) tree or three (3) shrubs were to be planted within the landscape areas. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped. Staff stated a water source within 75-feet of the landscape area was required for sites less than one (1) acres.

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 site plan to staff addressing a number of the issues raised at the December 9, 2015, Subdivision Committee meeting. The applicant has provided the proposed signage plan, the building construction materials and the proposed dumpster screening. The applicant has also

addressed staff's concerns related to the radial dedications and the required right of way dedications.

The applicant is requesting a rezoning of the site from C-3, General Commercial District to Planned Development Commercial, PD-C, to allow the redevelopment of this site with a new auto related business. The building is proposed containing 7,650 gross square feet of floor area and 23 parking spaces. Parking for a retail store is typically based on one (1) space per 300 gross square feet of floor area. The parking typically required for a building containing 7,650 square feet would be 25 spaces. Staff feels the parking provided is adequate to serve this business.

The building is proposed as a single story building with a maximum building height of 25-feet. The building will be constructed with metal panels. All roof top mechanical will be screened per the typical ordinance standard.

The dumpster is indicated on the site plan at the intersection of Rock and 26th Streets. The dumpster screening will be split face block with a precast cap. The gate will be constructed of a material that conceals the dumpster from the adjoining streets. The dumpster hours of service are limited to 7 am to 6 pm Monday through Friday. The hours of operation for the store are from 7:30 am to 9:00 pm Monday through Saturday and 9:00 am to 8:00 pm on Sunday.

The site plan indicates the placement of a ground sign on the site. The sign is proposed with a maximum height of 36-feet and a maximum sign area of 160 square feet. The building signage will be placed on the west and east elevations of the building. The signage will comply with building signage in commercial zones or be a maximum of ten (10) percent of the façade area of the face the signage is to be placed.

The site currently consists of four (4) platted lots and an abandoned alley. The applicant is requesting upon approval of the PD-C zoning a replat of the four (4) lots and the abandoned alley be allowed to create one (1) lot. The replat will be an administrative replat upon approval by the various City departments and utilities.

The site plan indicates one (1) access drive on East Roosevelt Road and a second on East 26th Street. Both drives are designed with a 30-foot width. Truck access to the site will be from East Roosevelt Road exiting onto East 26th Street then to Rock Street and back to Roosevelt Road.

The applicant has indicated all site lighting will be low level and directional, directed downward and into the site. The maximum pole height proposed is 27.5-feet. Each light will be installed with shields to limit the reflection of the light to adjacent properties.

Staff has concerns with the potential for installation of parts in the parking lot of the business. Staff wants strict limitations on the level of activity that can occur outside of the building. Staff wants signs posted clearly stating that no vehicle repair work or service is to be performed on the site, other than the minor parts installation performed by the auto parts store employees. It is also important that the site be cleaned each day.

Staff is supportive of the applicant's request. The applicant is seeking approval of the PD-C zoning to allow redevelopment of this property with a new retail business. Along the frontage of Roosevelt Road in this area is primarily commercial and non-residential uses. The single-family in this area is located south of Roosevelt Road and south of East 26th Street. Staff feels the applicant's request for rezoning 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.

Staff recommends the following conditions be placed on the approval of the PD-C for the auto parts store:

1. There is to be no outside storage of merchandise or parts.
2. The limited installation of vehicle parts is to be restricted to employees of the business.
3. Signs are to be posted on each façade of the building, which clearly state that, no vehicle repair work or service is to be performed on the site other than the limited parts installation, which is performed by the businesses employees.
4. The site is to be cleaned on a daily basis.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There was one registered objector present which indicated they had questions with the proposed development. 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.

Staff presented a recommendation the following conditions be placed on the approval of the PD-C for the auto parts store:

1. There is to be no outside storage of merchandise or parts.
2. The limited installation of vehicle parts is to be restricted to employees of the business.

3. Signs are to be posted on each façade of the building, which clearly state that, no vehicle repair work or service is to be performed on the site other than the limited parts installation, which is performed by the businesses employees.
4. The site is to be cleaned on a daily basis.

Mr. Paxton Singleton addressed the Commission stating he had met with Ms. Jeffires and felt he had addressed her concerns. He stated she had questioned the orientation of the building. Mr. Singleton stated the building would face Rock Street.

Ms. Jeffires stated her concerns had been addressed and she was not opposed to the proposed development.

There was no further discussion. A motion was made to approve the request as recommended by staff including all staff recommendations and comments by a vote of 10 ayes, 0 noes and 1 absent.