

FILE NO.: Z-4743-D

NAME: Doublebee's Store #116 Short-form PD-C

LOCATION: 2406 Cantrell Road

DEVELOPER:

Clements & Associates Architects Inc.
c/o PMI – Shell Blakely and Steve Lightle
507 Main Street
North Little Rock, AR 72114

SURVEYOR:

PMI
3512 South Shackleford Road
Little Rock, AR 72205

AREA: 1.50 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 4 – Heights Hillcrest CENSUS TRACT:15.02

CURRENT ZONING: PCD and I-2, Light Industrial District

ALLOWED USES: Convenience store with fuel canopy and pumps and
Industrial uses

PROPOSED ZONING: PCD

PROPOSED USE: Convenience store with fuel canopy and pumps

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 15,919 adopted by the Little Rock Board of Directors on August 21, 1990, rezone the site from I-2, Light Industrial District to PCD, Planned Commercial Development, to recognize the existing convenience store and carwash and to allow an expansion of the buildings. Landscaping along Cantrell Road was to be restored even if placed within the City right of way.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The existing Doublebee's Store #116 contains petroleum contaminated soils and is proposed to be remediated. The store is located at 2406 Cantrell Road, approximately 0.05 miles northeast of the intersection of Cantrell Road and Riverfront Drive. The proposed remediation of the site will include the removal of the gas pump canopy, convenience store and underground storage tanks followed by the excavation and disposal of contaminated soils at an approved landfill. The owner desires to relocate the convenience store and gas pump canopy to the adjacent property located at 2420 Cantrell Road and redevelop the entire site.

The request is a reclassification from I-2, Light Industrial District and PCD, Planned Commercial Development, to PD-C, Planned Development Commercial, to allow the development of the proposed convenience store and fuel canopy.

B. EXISTING CONDITIONS:

The site is located at the intersection of Cantrell Road and Riverfront Drive. The site is fully developed with a carwash, convenience store and a vacant commercial building, previously used as an automobile detailing shop. To the north of the site is an office warehouse development, to the south is a park, to the east is railroad right of way and the Jr. Deputy Ball Fields. West of the site is a shopping center containing Wal-mart, a number of restaurants, general retail and a movie theater.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Riverside Neighborhood Association, the Capitol View Stiff Station Neighborhood Association and the Hillcrest Residents Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Provide a sight plan drawn to scale on a D size sheet. The current plan is too small and cannot be scaled.
2. Cantrell Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required. Due to the property being located at an arterial/arterial intersection, an additional 10 feet of right-of-way should be dedicated for a right turn lane. The additional right-of-way should be 250 feet in length measured from the intersecting right-of-way.
3. Riverfront Drive is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

4. A 75 foot to 100 foot radial dedication of right-of-way is required at the intersection of Cantrell Road and Riverfront Drive.
5. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Cantrell Road including 5-foot sidewalks with the planned development. The curb should be located to provide an 11 foot right turn lane that provides stack to the west existing driveway and then a 50 foot taper. The current street width is 32 feet from the back of curb to the solid center turn lane striping.
6. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
7. A structure is proposed to be constructed over an existing drainage easement(s) the easement(s) must be relocated or removed by plat.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
9. Provide a Sketch Grading and Drainage Plan per Section 29-186 showing the relocation of the existing drainage easement(s) and infrastructure.
10. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
11. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
12. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on arterial streets is 300 feet from intersections and other driveways and 150 feet from side property line. The width of driveway must not exceed 36 feet. A variance must be requested for the driveway locations. The south driveway on Riverfront Drive should be closed with curb and gutter and sidewalk.
13. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50 feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the Cantrell Road/Riverfront Drive intersection and all driveways.
14. 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.
15. Show the location of the 100 year overflow path that does not damage existing infrastructure and structures.
16. A structure is proposed to be constructed over an existing drainage easement. The easement must be relocated or removed by plat.

17. 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:

Little Rock Wastewater: Dumpster enclosure not to be placed over 24-inch sewer main. Sewer main extension required with easements if new sewer service is required for this project. EAD, Environmental Assessment Division, approval required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists on the west and south side of this property along Riverfront Drive and along Cantrell Road. A three phase line also exists along part of the northern property line providing electrical service to the existing structure. It appears that some of these facilities will need to be relocated in order for the proposed development to proceed. Also, care must be used to maintain proper clearances in the construction of the new entry drive to this property as it will be constructed underneath the existing power line. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities as this project proceeds. Utility easements for new electrical extensions can be determined at that time.

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. Contact Central Arkansas Water regarding the size and location of the water meter.
3. 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.
4. 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.

5. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: **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.

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). 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 21 Riverdale. The site plan as presented does not allow for good pedestrian access to the transit route. We recommend the property developer consolidate old driveways into two property entrances, one on Riverfront Drive and one on Cantrell Road to allow fewer pedestrian conflicts with traffic. The bus stop is located on Riverfront Drive and is geographically located on our transit map to coordinate with our ITS system. Information is available through City of Little Rock, Metroplan or on our website rmetro.org; add stop location to plan. The site plan does not have proper coordinated curb ramps for pedestrian street crossings, refer to current city code. We recommend a bike rack be installed on site to coordinate with transit riders and the nearby access to the Arkansas River trail. Provide complete sidewalks along Cantrell Road and Riverfront Drive, plus a protected pedestrian way to the front

entrance to the store, this will serve as access for all modes of travel along this corridor.

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

Planning Division: This request is located in the Heights Hillcrest Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial 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 applicant has applied for a Planned Commercial District to redevelop existing commercial site with a new convenience store with gas pumps.

Master Street Plan: To the south of the property is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. To the west of the property is Riverfront Drive 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. 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. 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 less than nine (9) feet. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer requirements is acceptable. The minimum dimension of the buffer shall be six (6) feet nine (9) inches. The average depth of the lot is approximately three hundred and seventy-five (375) feet. A minimum street buffer of seventeen (17) feet in width will be required adjacent to the Riverfront Drive right-of-way.

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 no less than three (3) feet within the required landscape area. Provide trees with an average linear spacing of no less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer requirements is acceptable. The minimum dimension of the perimeter planting strip shall be six (6) feet nine (9) inches. The perimeter planting strip between the two entry drives servicing Cantrell Road is deficient.
5. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
6. 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 of 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.
7. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These 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.
8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
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. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the dumpster location and indicated the dumpster would require screening. Staff

also stated the hours of dumpster service should be limited to daylight hours. Staff requested information concerning the proposed signage plan including the proposed canopy signage. Staff requested the applicant provide the location of the proposed order board and noted unless otherwise approved the board would require a screening wall to be placed opposite the speaker. Staff requested the applicant provide the proposed development schedule and questioned if a carwash would be added in the future.

Public Works comments were addressed. Staff stated a dedication of right of way to 45-feet from centerline was required along the street frontage. Staff stated an additional ten (10) feet of right of way should be dedicated to allow a right turn lane from Cantrell Road onto Riverfront Drive. Staff stated additional right of way for a 75 to 100-foot radial dedication of right of way was required at the intersection of Riverfront Drive and Cantrell Road. Staff stated the driveway locations had been sent to AHTD for review and approval. Staff stated no obstructions to visibility were to be located within a triangular area 50-feet back from the intersecting right of way for Cantrell Road and Riverfront Drive.

Landscaping comments were addressed. Staff stated a minimum street buffer of six feet nine inches (6'9") was required along the Cantrell Road and Riverfront Drive street sides. Staff stated a minimum of eight percent (8%) of the paved areas were to be landscaped. Staff stated it appeared the plan was not meeting this minimum requirement. Staff stated a small amount of building landscaping was required to meet the landscape ordinance requirements.

Rock Region Metro comments were addressed. Staff stated the site was located on the Riverdale Route. Staff stated there was a stop located along the sites western perimeter and requested the applicant provide the location on the site plan. Staff stated the site plan should include safe pedestrian access to the front entrance to the store.

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 most of the technical issues associated with the request. The applicant has indicated the location of the proposed dumpster, the proposed screening and the hours of dumpster service. The applicant has also provided the proposed signage plan. The request is a rezoning of the property from I-2, Light Industrial District and PCD, Planned Commercial Development, to PD-C, Planned Development Commercial, to allow the development of a new convenience store and fuel canopy.

The applicant is proposing the construction of a new 3,726 square foot convenience store with a separate fuel canopy. The maximum building height proposed is 23-feet. The fueling area contains six (6) two (2) sided pumps. The convenience store is proposed with a pick-up window for a fast food service. The applicant has located the order menu board but is requesting a waiver of the screening requirements of the order board speaker.

The site plan indicates an existing sign to remain located on the eastern edge of the property. The site plan notes the existing two (2) post sign with reader board(s). The site plan notes the sign is 26-feet tall and contains 184 square feet in sign area. The plan also indicates the placement of a ground sign at the Cantrell Road/Riverdale Drive intersection. The sign is proposed 35-feet in height and 199 square feet in area. Staff does not support the sign area proposed for this new ground sign. Staff recommends the sign area be limited to 160 square feet of sign area as typically allowed in commercial zones. Building signage is proposed on the front of the building, 60 square feet of sign area and a logo sign is proposed on the fuel canopies on the eastern and western sides. The logo sign is 30-inches high and 8-feet long for a sign area of 20 square feet, 15 percent of the total canopy façade area.

The site plan includes 18 parking spaces. There are six (6) spaces located along the eastern edge of the property which will serve as employee parking. Based on the square footage of the building 12 parking spaces would typically be required to serve the commercial use.

The site plan indicates a 9-foot landscape strip along Riverfront Drive. The Zoning Ordinance would typically require the placement of a 17-foot street buffer along this street. The applicant is requesting the allowance of the reduced landscape strip, which exceeds the typical Landscape Ordinance requirement for sites located within the Designated Mature Area of the City. The applicant has indicated a landscape strip of 6-feet 9-inches around the remaining perimeters of the site. The landscape strip as indicated complies with the minimum standards of the Landscape and Zoning Ordinances for sites located within the Designated Mature Area of the City.

The applicant notes all site lighting will be low level and directional, directed downward and into the site. The hours of dumpster service are limited to 7 am to 6 pm Monday through Friday. The dumpster will be screened by a 6-foot high, 12-foot by 23-foot CMJ enclosure. The plan indicates the use of a 6-foot metal gate.

The applicant is requesting a variance from the dedication of right-of-way 55 feet from centerline on Cantrell Road for a length of 250 feet from the Riverfront Drive intersecting right-of-way. The provided right-of-way will be 45 feet from centerline. The applicant is also requesting a reduction in the dedication of right-of-way from a 75 foot radial dedication to a 40 foot radial dedication at the

intersection of Cantrell Road and Riverfront Drive. Staff recommends approval of the variances due to the intersection not having a 4th leg on the south and a future leg is not expected with Central Arkansas Water being the property owner.

Staff is supportive of the applicant's request. The applicant is seeking to redevelop a site which is indicated on the City's Future Land Use Plan as commercial. The convenience store has been in this location for more than 20 years and does not appear to have adversely impacted the area. To staff's knowledge there are no remaining outstanding technical issues associated with the request staff feels the redevelopment of the site 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.

Staff recommends any new pylon sign meet the typical development criteria for signage allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area.

Staff recommends approval of the variance request to allow a reduction in the right of way dedication for Cantrell Road and the reduction in the radial dedication at the intersection of Cantrell Road and Riverfront Drive.

PLANNING COMMISSION ACTION:

(MARCH 16, 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. Staff presented a recommendation any new pylon sign meet the typical development criteria for signage allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in area. Staff presented a recommendation that if vehicle stacking from the drive through window created conflicts or blocked the Riverfront Drive driveway, the property owner was to modify the sites traffic plan to resolve the conflict or blockage by requiring vehicles to enter the drive through lane from the north side of the proposed building. 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.