

FILE NO.: Z-6973-H

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NAME: Lots 2 and 3 the Village at Colonel Glenn Revised Long-form PCD

LOCATION: Located on the Northwest corner of David O Dodd and Lawson Cut-off

DEVELOPER:

Riverside Prperties LLC  
P.O. Box 3157  
Little Rock, AR 72202

SURVEYOR:

White Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 7.45 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 12 – 65<sup>th</sup> Street West      CENSUS TRACT: 24.05

CURRENT ZONING:      PCD

ALLOWED USES:      Automobile sales

PROPOSED ZONING:      Revised PCD

PROPOSED USE:      Add automobile service as an allowable use

VARIANCE/WAIVERS:      None requested.

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BACKGROUND:

Various zoning actions rezoned this property from R-2, Single-family to C-3, General Commercial District and O-3, General Office District. Ordinance No. 18,446 adopted by the Little Rock Board of Directors on March 20, 2001, rezoned a 7.7 acre tract to C-3, General Commercial District (2.96 acres) and O-3, General Office District (4.87 acres). Ordinance No. 19,046 adopted January 20, 2004, rezoned one (1) acre from R-2, Single-family to C-3, General Commercial District and 1.74 acres to O-3, General Office District. Ordinance No. 19,253 adopted December 21, 2004, rezoned 1.087 acres from R-2, Single-family to C-3, General Commercial District. On January 20, 2005, the

Planning Commission approved a Conditional Use Permit for convenience store with carwash on the corner of David O Dodd and Colonel Glenn Roads.

Ordinance No. 20,722 adopted by the Little Rock Board of Directors on May 21, 2013, allowed the rezoning of 8.04-acres which was zoned C-3 and PCD to PCD. The applicant proposed to relocate the Acura and Subaru automobile dealerships to the Colonel Glenn/I-430 area. The two dealerships were proposed on separate lots. The Subaru dealership was to be located on Lot 2, containing a building area of approximately 26,100 square feet, a lot size of 4.20 acres, and 300 parking spaces. The Acura dealership was to be located on Lot 3, with a building area of approximately 23,050 square feet, a lot size of 3.24 acres, and 212 parking spaces.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the construction of an additional building containing ten (10) service bays for the Subaru Dealership. The existing carwash facility is to remain; however the dumpster and awning structure will be relocated to the newly acquired property to the south.

B. EXISTING CONDITIONS:

The area proposed for the revision to the PCD is currently paved for parking and vehicle storage and also contains the dumpsters serving the site. There are single-family homes abutting Lawson Road in this area and there is a grocery store located at the intersection of Lawson Road and Colonel Glenn Road, which is not a part of the proposed rezoning request. Along a portion of the eastern boundary there is a convenience store and restaurant. Across David O Dodd Road is a vacant tract zoned C-3, General Commercial District.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Crystal Valley Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. David O Dodd 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. Lawson Road Cutoff is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

3. Due to the proposed use of the property, the Master Street Plan specifies that Lawson Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. A 20 foot radial dedication of right-of-way is required at the intersection of Lawson Road Cutoff and Lawson Road.
5. Due to an arterial/arterial intersection, a 75 foot or more radial dedication of right-of-way is required at the intersection of David O Dodd Road and Lawson Road Cutoff.
6. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Lawson Road including 5-foot sidewalks with the planned development. The new back of curb should be located 18 feet from centerline.
7. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to David O Dodd Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. In addition due to the arterial/arterial intersection, a right turn should also be constructed on David O Dodd Road with 200 feet of stack and 100 foot of taper. The right turn lane will move the new back of curb to 40.5 feet.
8. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Lawson Road Cutoff including 5-foot sidewalks with the planned development. The new back of curb should be placed 29.5 feet from centerline.
9. Provide access ramps at intersections.
10. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is advanced grading of future phases requested when construction is imminent on Phase 1? If advanced grading is proposed for future phases, berms or temporary undisturbed buffers should be maintained as required by the Land Alteration Regulations
11. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner association.
12. 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.
13. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, 501.379.1813 or [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) for more information.

14. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The Lawson Road driveway is not located at least 125 feet from the side property line. The width of driveway must not exceed 36 feet. A variance must be requested.
15. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
16. 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.
17. Vehicle backing is proposed within the 30 foot common access easement.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided at this location. However, the proposed service building appears to be very close to a power pole with overhead electrical wires, and the underground power line for the existing service is very close to the proposed location of this new building. All electrical and OSHA code clearance requirements must be maintained during and after this structure is built. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) 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. 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.
3. 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.

4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. 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.
6. 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.
7. 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: **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.

**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 not currently served by METRO but is in our long range plans. We have no objections to the proposed addition of a service building to this development.

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](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Planning Division: This request is located in the 65<sup>th</sup> Street West Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC). Mixed Office and Commercial Office and Commercial category provides for a mixture of commercial and Industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial. The applicant has applied to review a Planned Commercial District to allow to add a service center.

Master Street Plan: Lawson Cut-off Road and David O Dodd Road are both shown as Minor Arterial Streets 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 David O Dodd and Lawson Cut-off Road since it is a Minor Arterial. These streets 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 David O Dodd and Lawson Cut-off 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. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.

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. 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. Confirm the area south of the proposed building is not paved.
5. 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). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. 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.
6. 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
7. 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 minimum dimension 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. The adjacent northern property fronting Lawson Road is zoned R-2, Single-family screening will be required.
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. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

Mr. Brian Dale of White-Daters and Associates 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 how the service area would work and noted the dumpster was located off-site from this overall development.

Public Works comments were addressed. Staff stated right of way dedication to the abutting streets was required with the issuance of a building permit. Staff stated a grading permit was required at the time of development. Staff stated streetlights were required to be installed prior to the issuance of a certificate of occupancy. Staff requested Mr. Dale provide the truck route for the vehicle deliveries on the site. Staff questioned who would/could use the service center. Mr. Dale stated the service center would be used by Subaru customers only.

Landscaping comments were addressed. Staff questioned if any landscaping would be removed with the new construction. Mr. Dale stated no landscaping would be removed with the new construction.

Rock Region Metro comments were addressed. Staff stated the site was not currently served by Metro but was a part of the long range plan. Staff stated there was no objection to construction of the service building for this development.

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:

There were few items raised at the February 22, 2017, Subdivision Committee meeting in need of addressing via a revised site plan. The applicant has provided the proposed truck route for delivery and unloading of automobiles. The applicant has also provided clarification on the proposed building placement and access to the building. The applicant notes the dumpster location is off site from the existing automobile dealerships but is under the same ownership. At the time the adjacent lot is developed an easement will be secured to allow the use of the dumpster by this property owner.

The proposal is to amend the previously approved PCD, Planned Commercial Development, to allow the construction of a ten (10) bay service center for the Subaru Dealership. The use of the service facility is limited to Subaru owners. The service technicians will take the automobiles from the drop-off location near the showroom and will move the vehicles to the service area. Cars will pull



into the service area and upon completion of the service the cars will then be backed from the service bay and returned to the drop-off location near the showroom area.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to the previously approved PCD, Planned Commercial Development, to allow the development of an automobile service center for the Subaru dealership only. There are no other changes proposed for the site. The existing carwash facility will remain. All areas currently landscaped will also remain intact. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to add the automobile service center is appropriate for this development.

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.

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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. 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.