

FILE NO.: Z-9495

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NAME: PBGH Short-form PCD

LOCATION: Northwest of the intersection of Colonel Glenn Road and Marsh Road

DEVELOPER:

PB General Holdings, LLC  
#1 Remington Drive  
Suite 100  
Little Rock, AR 72204  
501-219-0919

OWNER/AUTHORIZED AGENT:

Norma J. James Living Trust/Owner  
Blew & Associates, P.A, Bartlett Architecture, & Van Tassel, Proctor/Authorized Agents

SURVEYOR/ENGINEER:

Blew & Associates, P.A./Engineer

AREA: 2.223 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

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

CURRENT ZONING: R-2, Single-Family Residential

ALLOWED USES: Single-Family Residential

PROPOSED ZONING: PCD, Planned Commercial Development

PROPOSED USE: General Commercial/Retail

VARIANCE/WAIVERS: None

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BACKGROUND:

A general commercial/retail use is proposed for a tract of land northwest of Colonel Glenn Road and Marsh Road. This property is undeveloped and located within the

extraterritorial jurisdiction. The property is zoned R-2. A PCD is the typical process for creating new nonresidential development sites in predominantly residential areas.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The proposed site consists of two tracts containing a total of approximately 2.223-acres northwest of the Colonel Glenn Road and Marsh Road intersection. This vacant land would be developed with a 9,100 square foot general merchandise retail store. The site would have 31 parking spaces (2 accessible) and a single drive access to Colonel Glenn Road. The dumpster would be situated at the northeast corner of the proposed building and enclosed by a wood fence. A 6-foot wood privacy fence would be placed around the site perimeter to screen the building from adjacent properties. Lighting would be directed downward and toward the site interior so as not to encroach upon neighboring properties. The site would be serviced by a septic system and existing water lines located along Colonel Glenn Road. A propane tank would also provide gas.

Right-of-way for Colonel Glenn Road would be dedicated.

B. EXISTING CONDITIONS:

The property is undeveloped.

A vacant commercial structure is situated opposite this parcel near the southwest corner of Colonel Glenn Road and Marsh Road. Immediately west of this building is a residence with a metal out-building that is significantly larger than the house.

To the northwest of the property is a vacant residential structure and a residence is to the southeast.

The area is sparsely developed with primarily residential uses.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several phone calls from the public about the request. The callers were seeking information on the proposed development and were generally supportive. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Citizens of West Pulaski County neighborhood association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

Public Works Conditions:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Colonel Glenn Road including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 ft. from the striped centerline. The sidewalk should extend to the side property line.
3. Storm water 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 land owner.
4. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
6. 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/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

Outside Service Boundary – No comment.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division, and Little Rock Fire Department is required.

Fire Department:

Full Plan review

**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.

**Commercial and Industrial Developments – 2 means of access.** - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

**Section D104.1 Buildings exceeding three stories or 30 feet in height.** Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

**Section D104.2 Building exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

**Exception:** Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**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.

**Gates**

**Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

### **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 (Daniel Tull 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:**

1. Provide West Pulaski Fire Department approval
2. Contact Tony Kelley (501)-340-6800 prior to beginning any work in the Col Glenn Right of Way
3. Obtain Road Cut Permit from PCRB (501)-340-6800 prior to beginning any work in the Col Glenn Right of Way
4. Provide engineer stamped and sealed stormwater and drainage calculations for 10-25-50 and 100 year storm events.
5. The subject property drains through a tail ditch on the opposite (south) side of Col Glenn road to a small pond. Ensure that the pre and post development runoff from this project are equivalent and that the runoff will not overwhelm said pond.
6. Provide traffic control plan. One lane of Col Glenn Road must remain OPEN AT ALL TIMES.

7. Provide centerline profile of Col Glenn Road with profiles for ditches/curb and gutter for both sides of Col Glenn.
8. Show cross section at Col Glenn Road at both the proposed driveway and at the Col Glenn cross drain location.
9. Provide trenching/bedding details for the 3 RCP arch culverts.
10. Driveway directs drainage onto Col. Glenn road. Redesign driveway so that water does not discharge onto Col Glenn Road.
11. Show headwall details referenced on drawing C4.
12. Show inlet details at location A-2 as shown on drawing C4.
13. Contour lines at the street widening adjacent to the proposed driveway indicate a flattening of the road cross slope. Existing road cross slope must be maintained for the entire width of the half street improvements.
14. Extend outlet B-1 under proposed sidewalk.

F. BUILDING CODES/LANDSCAPE:

Building Code:

No comment

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer. 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.

**Additional plant materials will be required on the north east and west property lines**

3. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
4. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.

The City Beautiful Commission recommends preserving as many

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Ellis Mountain Planning District. The Land Use Plan shows Commercial (C) for the requested area. 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 application is to change an area from R-2 (Single Family District) to PCD (Planned Commercial Development) District to allow development of a retail center.

Master Street Plan: To the south is Colonel Glenn Road and it is Principal Arterial 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 Colonel Glenn Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Colonel Glenn Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: January 29, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff had no comments beyond the reminder for the req property owner notification.

Public works indicated half-street improvements conforming to the Master Street Plan would be required with the development of the site. The improvements would include a 5-foot sidewalk. Storm water detention is also required on this property. A letter from a registered engineer certifying the intersections comply with 2004 AASHTO Green Book standards is needed.

Landscape comments were general in nature. A preliminary landscaping plan had been provided. Of note was the comment regarding additional plant materials required on the north east and west property lines.

The applicant was also referred to the County Planning comments.



The applicant was advised responses and revisions are to be received by February 5, 2020. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

The right-of-way for Colonel Glenn Road and half-street improvements would be provided as per the Master Street Plan.

Storm water detention has been added to the west of the proposed building.

The required certification of the sight distance for the driveway has been provided. The driveway would be fully functional and have three 12-foot wide lanes.

The number of parking spaces provided is 30, 2 of which are accessible. This complies with the minimum number of parking spaces required for the proposed building and use.

The specific details requested by County Planning have been addressed in the revised plans as well.

The landscape plan has been revised and existing plant materials will be maintained to address the insufficiency.

It appears all technical issues have been addressed.

A pylon sign 22-feet in height and 96 square feet in area is proposed. A building sign of 150 square feet is also proposed. Both comply with the standards for commercial uses.

Dumpsters are located to the east of the building and will be screened as required.

An additional fire hydrant would be added to the east of the access drive.

Staff is supportive of the request as it will provide an additional convenient location for general retail needs.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the property to POD subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 noes, and 2 absent.