

FILE NO.: Z-7607-B

NAME: Lot A Chateau's on Stagecoach Revised PCD

LOCATION: Located on the Northwest corner of Chateau Lane and Stagecoach Road

DEVELOPER:

MGC Properties LLC
15 South Block Suite 201
Fayetteville, AR

OWNER/AUTHORIZED AGENT:

MGC Properties, LLC, Tim and Carla Spainhour - Owner
McGetrick and McGetrick Engineering - Agent

SURVEYOR/ENGINEER:

McGetrick and McGetrick Engineering
11601 Bass Pro Parkway
Little Rock, AR 72210

AREA: 1.20-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: PCD

ALLOWED USES: Bank

PROPOSED ZONING: Revised PCD

PROPOSED USE: Office – O-3, General Office District

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 19,106 adopted by the Little Rock Board of Directors on May 18, 2004, rezoned the site from R-2, Single-family to PCD, Planned Commercial Development, to create two (2) lots and allow for a mixed use development containing a bank and a fast

food restaurant. The lots were approved containing 1.2-acres each. Lot A was proposed with a banking facility with 2,500 square feet of floor area and 22-parking spaces. The maximum building height approved was 25-feet and the hours of operation were from 8:00 am to 7:00 pm six (6) days per week. Lot B was approved with a restaurant with drive-through service containing 4,150 square feet of floor area and 38 parking spaces. The restaurant hours were approved from 6:00 am to 12:00 am seven (7) days per week. The development did not occurred and the PCD zoning expired.

Ordinance No. 20,935 adopted by the Little Rock Board of Directors on September 16, 2014, allowed the reestablishment of the PCD, Planned Commercial Development District, zoning and allowed a revision to the site plan for Lot B. The site plan included retaining the proposed bank on Lot A which was proposed containing 2,500 square feet of floor area and 22-parking spaces. The hours of operation for the bank were proposed from 7 am to 7 pm Monday through Saturday. Lot B was proposed to change from a fast food restaurant to a retail/commercial use. The retail facility was proposed containing 8,320 square feet and 29-parking spaces. The hours of the retail business were proposed from 7 am to 10 pm seven (7) days per week. The height of both buildings was proposed less than 25-feet.

A condition of the previous approval was at the time the lots were developed the lots were to provide landscaping along the western perimeter of Lots A and B at one and one-half (1 ½) times the typical ordinance requirement for the placement of trees and shrubs within the buffer area.

During the September 16, 2014, Board of Directors meeting the owner, Carla Spainhour of MGC Properties, stated the company was willing to place \$20,000 in an escrow account and let the neighbors decide if they wanted to move forward with the process for the consideration of a gate.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the PCD, Planned Commercial Development, zoning for Lot A. The applicant is proposing to construct a 6,000 square foot office building along with 32 parking spaces. The applicant has indicated signage will comply with signage allowed in office zones. The hours of operation are proposed from 7:00 am to 7:00 pm seven (7) days per week.

B. EXISTING CONDITIONS:

The site is vacant and somewhat level. The area to the east, across Stagecoach is currently vacant. West and northwest of the site are two single-family subdivisions; Chateaus Subdivision and Bentley Court Subdivision. Other uses in the area include a branch library, office and commercial uses located to the south along Stagecoach Road, Otter Creek Court and Otter Creek Parkway.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with Southwest Little Rock United for Progress, the Bentley Court Property Owners Association and the Chateau Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. All driveways shall be concrete aprons per City Ordinance.
3. Remove all driveway curb cuts and aprons not proposed to be used.
4. 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.
5. 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.
6. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
7. 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, Traffic Engineering, at 501.379.1813 or gsimmons@littlerock.gov for more information.
8. Stagecoach 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.
9. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan along Stagecoach Road.
10. Driveway locations 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 street intersections and driveways and 150-feet from property lines. At time of the original PCD, Planned Commercial Development, approval staff commented that access should be taken from Chateaus Lane due to lack of spacing from Chateaus Lane and center turn lane.

11. 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/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Retain existing easements. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. A three phase overhead electrical power line runs along the south side of Stagecoach Road near this property with a single phase underground dip near the northeast corner. Contact Entergy in advance to discuss electrical service requirements, or 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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. 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.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
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:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.
4. 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.
5. 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.
6. 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
 - a. 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.
 - b. 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.

- c. 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.
 - d. 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.
- 7. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
- 8. 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.
- 9. 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 replaced 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.
10. 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.

F. Building Codes/Landscape:

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

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. 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, highway or freeway. This strip shall be at least nine (9) feet wide. 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.
 4. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
 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). 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 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. Land use buffers are to be maintained adjacent to the north and west R-2, Single-family zoned properties. 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. Easements cannot count toward fulfilling this requirement. 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.
 7. A landscape irrigation system shall be required for developments of one (1) acre or larger.
 8. 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: The site is located on Rock Region Metro Route #23, Baseline/Southwest Route.

Planning Division: This request is located Otter Creek Planning District. District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use category provides for a mixture of residential, office, and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for Revised PCD

(Planned Commercial Development) to revise the site plan and allow a change to the allowable use for this lot from a bank to an office use.

Master Street Plan: South of the property is Chateau Lane and it is shown as a Local Street on the Master Street Plan. East of the property is Stagecoach Road and it is shown as a Minor Arterial on the Master Street Plan. The primary function of Local Streets 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. 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 on traffic and pedestrians on Stagecoach 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 Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (March 14, 2018)

Mr. Pat McGetrick was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated the previous approval included the placement of additional landscape plantings along the western perimeter. Staff also requested the days and hours of dumpster service.

Public Works comments were addressed. Staff stated the previous approval did not allow the drive on Stagecoach Road. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff requested the applicant provide the location for the proposed stormwater detention facilities on the site plan. Staff also stated if the disturbed area was one (1) or more acres a NPDES stormwater permit was required from the Arkansas Department of Environmental Quality.

Landscaping comments were addressed. Staff stated land use buffers were required along the northern and western perimeters of the site. Staff stated screening along these perimeters was also required. Staff stated an automatic irrigation system was required for lots in excess of one (1) acre. Staff stated a minimum of eight (8) percent of the interior paved areas were to be landscaped and designated as green space.

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.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the March 14, 2018, Subdivision Committee meeting. The applicant has provided the days and hours of dumpster service, relocated the drive and indicated the drive will be shared access with the property to the north and indicated additional landscaping will be placed along the western perimeter. The owner's representative states the owners of the property are working with the adjacent neighborhood concerning the commitment to provide funds to assist with the installation of the gate at the entrance to the subdivision.

The request is to revise the PCD, Planned Commercial Development, zoning for Lot A. The proposal is to allow the construction of a 6,000 square foot office building along with 32 parking spaces. The applicant is proposing O-3, General Office District uses as allowable uses for the site.

The applicant has indicated signage will comply with signage allowed in office zones. The maximum height proposed for the sign is six (6) feet and the maximum sign area proposed is 64 square feet. Building signage will be limited to a maximum of ten (10) percent of the façade area of the abutting streets.

The hours of operation are proposed from 7:00 am to 7:00 pm seven (7) days per week. The dumpster service hours are limited to 7:00 am to 6:00 pm Monday through Friday.

Parking for an office use is typically based on one (1) parking space per 300 gross square feet of floor area. Based on the building square footage and the typical parking requirements for the office use 15 parking spaces would typically be required. The plan includes 32 parking spaces.

Plantings on this lot, Lot A, will be placed at one and one-half (1 ½) times the typical ordinance requirement for the placement of trees and shrubs within the buffer area. A minimum of fifty percent (50%) will be evergreen type trees and shrubs. In addition there is an existing wood fence located along the eastern perimeter which was installed with the development of the single-family homes to the west. Staff recommends if the fence is ever damaged or destroyed the owner of Lot A replace the fence which is a screening requirement for the non-residentially zoned lot. The property to the north is zoned R-2, Single-family which would typically require the placement of screening. The Future Land Use Plan indicates the area as MX or Mixed Use. Staff recommends should this property develop with a residential use the owner of Lot A install a screening mechanism such as a wood fence or dense evergreen plantings.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to the previously approved site plan to allow for construction of an office building in-lieu of a bank. Access to the site along Stagecoach Road is proposed as a platted access easement which will allow the property to the north to share access in the future when the property is developed. To staff's knowledge there

are no remaining outstanding technical issues associated with the request. Staff feels the site plan and development of the property as proposed is appropriate.

J. 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 plantings located along the western perimeter be installed at a minimum of one and one-half (1 ½) times the typical ordinance requirement for the placement of trees and shrubs within the buffer area and a minimum of fifty percent (50%) are to be evergreen type trees and shrubs.

PLANNING COMMISSION ACTION:

(APRIL 5, 2018)

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 the plantings located along the western perimeter be installed at a minimum of one and one-half (1 ½) times the typical ordinance requirement for the placement of trees and shrubs within the buffer area and a minimum of fifty percent (50%) were to be evergreen type trees and shrubs. 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, 0 absent and 1 recusal (Commissioner Keith Cox).