

FILE NO.: Z-6806-B

NAME: Coral Towers, LLC – Revised POD

LOCATION: 13705 Pleasant Hill Road

DEVELOPER:

Patricia Parr (Agent)
B & T Group
7819 Professional Place
Tampa, FL 33637

OWNER/AUTHORIZED AGENT:

Matt & Leeanne Marshall (Owner)
13705 Pleasant Hill Road
Alexander, AR 72002

SURVEYOR/ENGINEER:

Millman Surveying, Inc.
4111 Bradley Circle NW
Canton, OH 44718

AREA: 3.79 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: POD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On July 15, 2003, the Little Rock Board of Directors passed Ordinance No. 18895 which rezoned the property from PD-I to POD to allow for single-family residential and office use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the existing POD to allow for a 145-foot-tall monopole tower to be installed at the site for use by one principal user (Coral

Towers, LLC) with co-location to accommodate additional wireless service providers as requested. All remaining aspects of the previously approved POD will remain unchanged. The proposed site is within the City's Extra-Territorial Jurisdiction (ETJ).

B. EXISTING CONDITIONS:

The site contains two (2) existing buildings utilized by a full-service tree removal and tree trimming company (The Tree Marshal). The proposed site is located at the dead end of Pleasant Hill Road. There is a mixture of zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Proposed one-hundred fifty (150) feet monopole is located close to the airspace of the Billy and Hillary Clinton National Airport. Therefore, any airport and/or Federal Aviation Administration (FAA) approval and/or permits are required to be submitted to the Department of Planning and Development before a building permit to construct the monopole can be issued in the future. Building permit applicant for the proposed monopole shall provide FAA and/or airport approval documentation and/or permits with submission of the construction plans with the building permit application to the Department of Planning and Development staff for review. Airport contact to start the airport and FAA review process is Carlos De La Torre, Director of Operations, 501-537-1721, cdeletorre@clintonairport.com.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

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. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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 provided 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 buildings 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.

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

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 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.

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.

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.

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.

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. The 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 allows 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.

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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Wireless Communications Facilities must also comply with Chapter 36, Article XII Development Standards and Landscaping.
3. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to revise POD for telecom tower.

Surrounding the application area, to the west and south is undeveloped woodland. East of the site are residences on large tracts of land. North of Pleasant Hill Road are single-family homes in developing subdivisions.

This site is not located in an Overlay District.

Master Street Plan:

Pleasant Hill Road is currently a private road. Pleasant Hill Road is shown as a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting to revise the existing POD to allow for a 145-foot-tall monopole tower to be installed at the site for use by one principal user (Coral Towers, LLC) with co-location to accommodate additional wireless service providers as requested. All remaining aspects of the previously approved POD will remain unchanged. The proposed site is within the City's Extra-Territorial Jurisdiction (ETJ).

The site contains two (2) existing buildings utilized by a full-service tree removal and tree trimming company (The Tree Marshal). The proposed site is located at the dead end of Pleasant Hill Road. There is a mixture of zoning and uses in all directions.

Coral Towers plans to utilize the existing access from Pleasant Hill Road and extend it further by developing a twenty (20) foot gravel drive to the southeast corner of the site.

The site plan shows a thirty (30) foot wide access & utility easement in the northwest portion of the lease area.

The developer proposes to install a twenty (20) foot wide swing gate at the northwest corner of the lease area.

Section 36-593 of the City's Zoning Ordinance requires a WCF abutting residential property on either side, to be set back a distance at least the height of the WCF tower. The setback will be measured from the face of the base of the support structure to the property line of the abutting residential property. The equipment facility shall meet as a minimum the setback requirements for the underlying zone.

The site plan shows a setback of 188 feet from the front (west) property line and 172 feet from the rear (south) property line. Both setbacks for the proposed tower comply with the Code.

The site plan shows lease area dimensions of 100' x 100' which includes an internal 80' x 80' gravel compound. The site will be secured by an eight (8) foot tall chain link fence with UV resistant privacy screening.

The applicant notes, if necessary, signage will be mounted to the tower, gate and fence including additional E-911 address & FCC registration signs. Any signs installed at the site must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

The applicant submitted a landscaping plan as part of the application. All landscaping must comply with Section 36-593(c) of the City's Landscape Ordinance.

All sight lighting must comply with Section 36-593 of the City's Zoning Ordinance.

The applicant must submit FAA approval for the WCF to the Planning Engineering Division prior to obtaining a building permit.

Staff is supportive of the requested revised POD to allow a wireless communication facility (WCF) at this site. The proposed WCF complies with the code with respect to the required setbacks from abutting residential properties. The proposed setback is 188 feet from the front (west) property line and 172 feet from the rear (south) property line. The proposed WCF will provide new wireless service coverage and increased capacity to the residents in the general area, while enhancing the local E-911 emergency call system. Staff feels the proposed WCF will not have an adverse impact on the surrounding properties.

The only reason the proposed use is before this body is that the WCF is not a use allowed as approved by Ordinance No. 18895 for the existing POD. Otherwise, the WCF would be approved at staff level.

I. STAFF RECOMMENDATION:

Staff recommends approval of the revised POD to allow a WCF at the proposed site, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 11, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 11 ayes, and 0 nays. The application was approved.