

FILE NO.: Z-5309-A

NAME: 2712 Kavanaugh Short-form PCD

LOCATION: Located at 2712 Kavanaugh Boulevard and 703 Beechwood Street

DEVELOPER:

Little Giddings LLC
3800 Hill Road
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Little Giddings LLC, Doug Martin Owner
Jameson Architects, Tommy Jameson Agent

SURVEYOR/ENGINEER:

Global Surveying Consultants, Inc.
6511 Heilman Court
North Little Rock, AR 72118

AREA: 0.36-acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 4 – Heights/Hillcrest CENSUS TRACT: 15.01

CURRENT ZONING: C-3, General Commercial District and O-3, General Office District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the sites from C-3, General Commercial District and O-3, General Office District to PCD, Planned Commercial Development District to allow the rehabilitation and addition to the former Helmich Auto Service garage at 2712 Kavanaugh Boulevard and the removal of the wood framed commercial, formerly residential, structure located at 703 Beechwood Street to allow for parking and landscape improvements. The overall goal is to utilize the two (2) properties to support a proposed restaurant and create a small park at the corner of Beechwood Street and Kavanaugh Boulevard to be shared by the neighborhood and restaurant.

The former gas station/auto service building, 1,167 square feet, will remain and an addition of 1,357 square feet will be constructed south to the property line/right of way at Kavanaugh Boulevard. This will result in 2,524 square feet of conditioned space. In addition, there will be 1,065 square feet of covered outdoor areas for a total footprint under roof of 3,589 square feet. The existing asphalt between the building and the west corner will be removed and replaced with porous surfaces and landscaping. If found allowable through the design process, a gate and parking spot for a food truck, for special occasions, is being considered near the corner at Beechwood and Kavanaugh Boulevard.

The office zoned structure north of Helmich at 703 Beechwood Street will be removed to provide parking. Removing this contributing structure has been debated extensively, but ultimately determined to be the most responsible course of action. The total site area is 0.351 acres. The new parking areas will be asphalt and the alley will be repaved from the parking areas to Kavanaugh Boulevard. A new storm drain is planned at the alley and Kavanaugh Boulevard to eliminate an ever present puddle.

The new addition design and materials will relate to the neighborhood and adjacent commercial buildings. The new addition will have a 0-foot setback along Kavanaugh Boulevard and will be built to the sidewalk/property line. The height of the building is approximately 17-feet high at the sidewalk. The building form is unusual to respond to the irregularly shaped lot and the deeply setback former gas station. The façade at the street is marked by expressed masonry piers and storefront type windows with recessed entrances.

Parking per the Hillcrest Design Overlay District allows for a reduction in the typical parking requirement of the Little Rock Code of Ordinances. Parking is allowed at 50-percent of the typical parking requirement. Based on a 3,589 square foot restaurant the typical ordinance requirement would be 35 parking spaces. With the reduction allowed 17 parking spaces would be required per the Design Overlay District. The parking is indicated with ten (10) spaces located on Beechwood Street and two (2) spaces located along the alley near Kavanaugh Boulevard.

The applicant's cover letter indicates signage and site lighting will comply with the typical development standards of the Overlay District.

B. EXISTING CONDITIONS:

The site has been used as an auto repair garage and was constructed in the Mid-1950's. The site is located at the intersection of Beechwood and Kavanaugh Boulevard. US Pizza is located to the east of this site and there are other commercial and restaurant uses located in the general area. North of the site is a single-family residence which is proposed to be removed to allow parking. Further north, northeast and northwest are single-family homes and/or multi-family units. Kavanaugh Boulevard is a two (2) lane road with a center turn lane at major intersections. There is a sidewalk in place along Kavanaugh

Boulevard. The sidewalk is located at the back of curb. This intersection, Kavanaugh Boulevard and Beechwood Street, is a signalized intersection. Beechwood Street is a two (2) lane residential street with a sidewalk in place.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Beechwood Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
2. A 20-foot radial dedication of right-of-way is required at the intersection of Beechwood Street and Kavanaugh Boulevard.
3. Repair or replace any curb and gutter or sidewalk that is damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
4. Parking off alley should be at 45-degrees due to the lack of width in the alley.
5. The existing curb cuts on Kavanaugh Boulevard should be closed with new curb and gutter as shown on plan.
6. Along the property frontage, sidewalks and access ramps should be brought up to the current ADA standards.
7. A healthy Elm tree identified in the Beechwood Street right-of-way off the subject property is targeted to be removed as a result of this project. The City of Little Rock Urban Forester objects to the removal of this tree. With the driveway being moved to accommodate the tree, considerations should be given to protecting the tree including the roots during construction.
8. 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.
9. The existing alley should be overlaid with asphalt adjacent to subject property.
10. Show on plan the parking pad for the food truck. Provide detail of the proposed food truck driveway for more clarification.
11. The intersection of Kavanaugh Boulevard/Beechwood Street should be improved by providing a 10-foot radius with the replacement of the access ramps and installation of new curb.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. EAD review required if food service on site. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. However, as noted on the site plan drawing, there is an existing three-phase overhead power line running along Kavanaugh Boulevard in front of this property. All OSHA and Code clearances to this power line must be maintained during and after construction of the proposed building. There is also a single phase, overhead power line running along the east side of the alley on the east side of the property. The same clearance requirements exist for this line as well during and after construction. Lastly, note that the proposed dumpster location must take into account any overhead power lines which are in the area. Any dumpster handling must maintain at least 10-foot clearance from any overhead line. 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. 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.
3. 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.
4. 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.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of the water meter.

7. 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.
8. 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.
9. 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.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Full Plan review required. Contact the Little Rock Fire Department Captain Tony Rhodes for additional information.

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. Any new site development must comply with the City's landscape and buffer ordinance requirements and the requirements of the Hillcrest Design Overlay District.
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. 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. The property is located in the City's Designated Mature Area. A twenty-five (25%) percent reduction of the buffer width requirements is allowed.
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 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 property to the north is zoned PD-R, Planned Development Residential. 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. 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.
 5. 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. A twenty-five (25%) percent reduction of the perimeter width requirements is acceptable. The minimum perimeter width adjacent to the north property line shall be six (6) feet nine (9) inches. The north perimeter is deficient and may require a variance from the City Beautiful Commission.
 6. Building landscape areas 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. 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 ½) 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.
 8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
 9. 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: No comment received.

Planning Division: This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Commercial (C) for these properties. 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 rezoning from C3 (General Commercial District) and O3 (General Office District) to PCD (Planned Commercial Development) to allow a restaurant with common outdoor space and parking. The request is within the Hillcrest Design Overlay District.

Master Street Plan: West of the properties is Beechwood Street and it is shown as a Local Street on the Master Street Plan. South of the properties is Kavanaugh Boulevard and it is shown as a Collector on the Master Street Plan. The primary function of a Local Street 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. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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 III Bike Route shown on Kavanaugh Boulevard. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT: (April 25, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the days and hours of dumpster service, the days and hours of the business, the proposed signage plan and the proposed fencing plan.

Public Works comments were addressed. Staff stated right of way dedications to meet the Master Street Plan were required for the abutting streets. Staff stated parking off the alley should be at 45-degrees due to the lack of width in the alley. Staff stated the intersection of Kavanaugh Boulevard and Beechwood Street was to be improved by providing a 10-foot radius with the replacement of the access ramps and installation of new curb.

Landscaping comments were addressed. Staff stated the landscape strip along the northern perimeter was insufficient to meet the landscape ordinance requirements. Staff stated the strip should be a minimum of six feet nine inches (6'9") to comply with the minimum ordinance standards for sites located within the Designated Mature area of the City. Staff stated any new vehicular use areas were to comply with the minimum standards of the landscape ordinance by providing screening and interior landscaping. Staff stated the northern perimeter was to provide a screening mechanism, either a wood fence or dense evergreen plantings.

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 and cover letter to staff addressing most of the technical issues associated with the request raised at the April 25, 2018, Subdivision Committee meeting. The applicant has provided the days and hours of dumpster service, the days and hours of the business, the proposed signage plan and the proposed fencing plan. Parking along the alley has also been redesigned to allow for adequate maneuvering room.

The request is to rezone the sites from C-3, General Commercial District and O-3, General Office District to PCD, Planned Commercial Development District, to allow the rehabilitation and addition to the former Helmich Auto Service garage at 2712 Kavanaugh Boulevard and the removal of the wood framed building located at 703 Beechwood Street to allow for parking and landscape improvements.

The former gas station/auto service building contains 1,167 square feet and will remain. The plan indicates an addition of 1,357 square feet along the south side of the building, constructed to the property line/right of way of Kavanaugh Boulevard. With the addition a total of 2,524 square feet of conditioned space will be on the site. The plan also includes 1,065 square feet of covered outdoor areas. The total square footage proposed for restaurant space is 3,589 square feet.

The office zoned structure north of Helmich at 703 Beechwood Street will be removed to provide parking. The new parking area will be asphalt and the alley will be repaved from the parking area to Kavanaugh Boulevard. The parking lot is indicated with ten (10) spaces located on Beechwood Street and two (2) spaces are located along the alley near Kavanaugh Boulevard. Parking per the Hillcrest Design Overlay District allows for a reduction in the typical parking requirement of the Little Rock Code of Ordinances. Parking is allowed at 50-percent of the typical parking requirement. Based on a 3,589 square foot restaurant the typical ordinance requirement would be 35 parking spaces. With the reduction allowed 17 parking spaces would be required per the Design Overlay District. Although street parking is allowed to count for credit, there is no on-street parking allowed adjacent to this site.

The existing asphalt between the building and the west corner will be removed and replaced with porous surfaces and landscaping. The site plan includes a gate and parking pad for a food truck which will be placed and used on special occasions. The food truck location is near the corner at Beechwood Street and Kavanaugh Boulevard. The food truck must comply with the policy of the City regarding the placement of mobile canteen units.

The new addition will have a 0-foot setback along Kavanaugh Boulevard built to the sidewalk/property line. The Design Overlay District states front-yard setbacks on Kavanaugh Boulevard between Rose Street and L Street should not exceed ten (10) feet. The Overlay states a minimum of fifty (50) percent of the front facade must be constructed along this line. The front yard and side yard setback on existing and proposed buildings is measured from twelve (12) inches above grade on the closest vertical surface measured to the appropriate property line.

The height of the building is approximately 17-feet at the sidewalk. The maximum building height allowed per the Design Overlay District is thirty-nine (39) feet, measured from the "grade plane" to the ridge line of the highest roof surface or parapet wall.

Per the Overlay new and renovated buildings (more than fifty (50) percent exterior surface area altered) are to be compatible with the existing scale, setbacks, and mass of the buildings in the immediate area (e.g., along Kavanaugh Boulevard most buildings have minimum setbacks from the street, whereas along Beechwood Street the former residences have setbacks with yards).

Street-level facades shall reflect the same building materials as existing commercial buildings in the one-block area adjacent to and across from the location. Predominant exterior building materials may be any standard material, except corrugated or ribbed materials, smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels. The plan indicates façades at the street are marked by expressed masonry piers and storefront type windows with recessed entrances.

Per the Design Overlay District setbacks from street and alley shall meet current code requirements, except setbacks may align with surrounding structures. Front-yard setbacks on Kavanaugh Boulevard between Rose Street and L Street shall not exceed ten (10) feet. A minimum of fifty (50) percent of the front facade must be constructed along this line. Front yard and side yard setback on existing and proposed buildings shall be measured from twelve (12) inches above grade on the closest vertical surface measured to the appropriate property line.

Permitted signs within the Design Overlay District are as approved in institutional and office zones. On the street level, the maximum area of signage may be doubled if at least fifty (50) percent of the street-level office and retail space has direct access to the street. The highest point on any commercial sign attached to the building shall not exceed the corresponding building's height. Freestanding commercial signs may not exceed eighteen (18) feet in height. Neon-lit signs greater than thirty (30) square feet are prohibited and off-premises signs are prohibited. The applicant indicates all signage will comply with the Design Overlay District requirements.

The site plan indicates the placement of a landscape strip along the northern perimeter four (4) feet in width. The buffer ordinance allows for the transfer of landscaping to other areas of the site as long as the landscaping continues to

provide the required landscaped area. The applicant has made up the reduction north of the drive both on the east and west sides of the driveway. The applicant is proposing to save two (2) trees. One located in the right of way and the other located on their property. Staff recommends prior to construction the applicant stake and fence the drip line of each tree to aid in keeping the tree healthy and viable.

The days and hours of operation have not been established. The applicant states the hours of operation will be similar to the hours of operation of other restaurants in the area. The applicant proposes to open for lunch and dinner but requests the flexibility to add breakfast in the future. The hours of dumpster service are from 7:00 am to 6:00 pm Monday through Friday.

Staff is supportive of the applicant's request. The site is indicated on the Future Land Use Plan as commercial. Staff does not feel the rezoning to allow the redevelopment of the site with a restaurant and parking will significantly impact the site or the area.

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 prior to construction the applicant stake and fence the drip line of the two (2) trees which are proposed to be maintained.

PLANNING COMMISSION ACTION:

(MAY 17, 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 prior to construction the applicant stake and fence the drip line of the two (2) trees which were proposed to be maintained. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.