

FILE NO.: Z-5224-L

NAME: National Property Holdings, LLC – Revised PCD

LOCATION: 18406 Cantrell Road

DEVELOPER:

Michael Love
PO Box 17386
Little Rock, AR 72222

OWNER/AUTHORIZED AGENT:

National Property Holdings, LLC
18406 Cantrell Road
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Jones Surveying, Incorporated
37027 Highway 300
Roland, AR 72135

AREA: 0.337 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 20

CENSUS TRACT: 42.05

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On February 6, 1990 Ordinance No. 15,813 was and passed by the Board of Directors of the City of Little Rock. At that time this property was zoned PCD to recognize an existing service station/auto repair use.

On February 23, 2021 Ordinance No. 21,961 was passed by the Board of Directors of the City of Little Rock. The ordinance revised the previous planned development in order to renovate the existing building and parking, and to allow C-3 permitted uses for the

property. Only the C-3 permitted uses are allowed where the existing parking is sufficient to meet minimum ordinance requirements.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD to include a 0.135 acre parcel to allow for the construction of a new parking lot to create nine (9) additional parking spaces bringing the total number of parking spaces to twenty-one (21) for the site. All other aspects of the previously approved PCD will remain unchanged.

B. EXISTING CONDITIONS:

The site lies within the Highway 10 Design Overlay District. The area north of the site contains both office and commercial uses and zoning. A single-family lot lies immediately east of the site followed by additional PCD's (Planned Commercial Developments) along the corridor. Properties to the south and to the west contain a mixture of planned developments, office and single-family uses and zoning.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

A. A grading permit might be required prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

B. If a grading permit is not required for the proposed site work, all construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.

C. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of

Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.

- D. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
- E. For the required, final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
- F. Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
- G. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
- H. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
- I. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
- J. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
- K. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
- L. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
- M. Provide provisions and location of ADA accessible entrance to the building.

N. Reconfigure parking lot layout to mitigate ingress and egress traffic conflicts from parking stalls.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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.

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 Code: No comments received.

Project is a change of occupancy and subject to full review. Changes may be required to comply with 2012 Arkansas Fire Prevention Code requirements for the proposed use and Subject to ANSI 117-1 for Handicap Accessibility. Contact a Commercial Plans Examiner to coordinate review: Curtis Richey, crichey@littlerock.gov or Steve Crain scrain@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area. Rear and side yards shall have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line.
3. 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 east is zoned R-2. 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. 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. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

4. Any new vehicular use area will require a minimum nine (9) foot perimeter landscape buffer between the paving and the property line.
5. Any Chapter 15, landscape code perimeter requirements that cannot be met may require a variance from the City Beautiful Commission.
6. 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 comments Received.

Planning Division:

The request is in the Pinnacle Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use (MX) 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 application is to revise an existing Planned Commercial Development District (PCD) to allow for additional land to be added to the original site for parking. This property is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to east and southeast. The Land Use Plan Map shows Office (O) to the north and west of the site. Residential Low Density (RL) is shown on the Plan Map to the south and southwest, across Cantrell Road. The Mixed Use (MX) 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. Most of this land is zoned Planned Commercial Development (PCD) District. There is a liquor store, auto repair shop and a single-family house on the parcels within the MX area. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The office area is currently undeveloped and partially wooded. 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 remain less than 6 units per acre. There is a daycare center on the property across Cantrell Road to the southeast, zoned

Planned Development Office District. To the southwest there was several large tracts with single-family houses, zoned Single Family District.

Master Street Plan: To the south is Cantrell Road, shown as a 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 Cantrell Road since it is a Principal Arterial from Local Streets to Arterials. 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 I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separated for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to revise the previously approved PCD by adding parking to serve the existing commercial building.

The applicant acquired an additional 0.135 piece of property immediately north of the existing site to provide additional parking. The property is located on the north side of Cantrell Road at Norton Road and lies within the Highway 10 Design Overlay District.

The additional acreage allows the applicant to revise the previously approved PCD to develop a parking lot which will add an additional nine (9) parking spaces, increasing the total number of spaces to twenty-one (21).

The proposed parking lot will be located on the north side of the existing building and will have five (5) foot setbacks from the north, east and west property lines and contiguous with the existing parking. The access drive along Cantrell Road provides access to proposed parking located to the north of the existing building. The increase in additional parking spaces allows the applicant to utilize C-3 uses, including a restaurant, as a permitted use. The applicant notes front and rear entrance as shown on the site plan and relocating the handicap parking space closer to the front entrance will be considered during design plans.

No additional lighting is proposed at this time. The applicant notes any additional lighting will be low-level and directed away from adjacent properties.

No additional signage is proposed at this time. The existing monument and wall signage complies with Highway 10 Design Overlay District. Any additional signage must comply with Highway 10 Design Overlay District standards.

A dumpster is located in the rear of the building in the northeast corner of the proposed parking lot. The dumpster screening must comply with Section 36-523 of the City's Zoning Ordinance.

The applicant notes landscaping requirements will comply with Section 15 of the City's Landscape Ordinance.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested PCD revision to allow for the development of an additional parking lot on the site. Staff views the request as reasonable. Providing additional parking will remove the condition as noted in the previous application which restricted any restaurant as a permitted use.

The property is located in an area of mixed uses and Staff feels additional parking for the site should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD revision, 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:

(JUNE 9, 2022)

The applicant was present. There were no persons present registered in support or opposition. 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 10 ayes, 0 nays, 0 absent and 1 open position.