

FILE NO.: Z-6698-D

NAME: Norris Furniture Revised Short-form PCD

LOCATION: Located at 3900 John Barrow Road

DEVELOPER:

Bradford Norris
3900 John Barrow Road
Little Rock, AR 72204

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 1.148 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 10 CENSUS TRACT: 24.05

CURRENT ZONING: PCD, Planned Commercial Development

ALLOWED USES: Mixed Office/Commercial

PROPOSED ZONING: Revised PCD

PROPOSED USE: Add C-1, Neighborhood Commercial District uses as allowable uses

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On August 3, 1999, the Board of Directors adopted Ordinance No. 18,078, rezoning the property from R-3, Single-family to PCD, Planned Commercial Development District. The approved PCD, Planned Commercial Development, allowed a single building mixed office/commercial development. The approved site plan included a 10,000 square foot building (17 feet in height) located near the center of the site, with parking on the north, south and east sides. The following uses were approved for the building:

1. Supplies Plus Co., Inc. (Office/showroom/warehouse) – 3,108 square feet (760 square feet of warehouse space)
2. Two (2) beauty salons – 1,936 square feet total
3. General office use – 4,956 square feet

Alternate uses for the site were to be O-3, General Office District uses. Wall-mounted signage conforming to the ordinance standards for office zoning was also approved for the project. Approved hours of operation were from 8:00 am to 5:00 pm, Monday through Saturday.

On August 21, 2001, the Board of Directors adopted Ordinance No. 18,535, revising the previously approved PCD. The revision adjusted the amount of building area, within the approved building, to be devoted to the approved uses. The following uses were approved for the building:

1. Supplies Plus Co., Inc. (Office/showroom/warehouse) – 6,000 square feet (3,600 square feet of warehouse space)
2. Two (2) beauty salons – 2,000 square feet total
3. General office use – 2,000 square feet

The adjustment in the amount of building area was the only modification to the approved PCD, Planned Commercial Development. O-3, General Office District uses were retained as allowable alternative uses.

On May 11, 2006, the Little Rock Planning Commission withdrew a request to amend the PCD, Planned Commercial Development site plan to allow the placement of a ground mounted sign on the site. The sign was proposed ten (10) feet high and ninety (90) square feet in area. There were no other changes to the approved site plan proposed as a part of the application request.

On March 10, 2011, the Little Rock Planning Commission denied a request to allow a revision to the previously approved uses and add an events center as an allowable use. The denial was appealed to the Little Rock Board of Directors but was withdrawn prior to the Board hearing the appeal request.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site contains a one-story metal building containing 10,030 gross square feet of floor area. There are 33 parking spaces located on the site. The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to add C-1, Neighborhood Commercial District uses as the allowable uses for the site. The building contains five (5) suites. Currently the anchor tenant, Norris Furniture occupies three (3) of the suites.

B. EXISTING CONDITIONS:

The site is developed with the office/warehouse building. The furniture store is located within the building. There are no other tenants in the building. There are single-family homes located to the north, south and west with a church located to the northwest along Ludwig Street. There are two (2) daycare centers located in the area, one (1) on West 42nd and John Barrow Road and the second on West 36th and Ludwig Streets. Single-family residences, vacant R-3, Single-family zoned property and another church is located across John Barrow Road to the east.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. John Barrow 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Please confirm whether sewer main is under the building. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the north of the property via an underground service line to the back of the building. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal 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. 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.
5. 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.
6. 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. 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. 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.

Rock Region Metro: Location is served by route 9 West Central/ J. Barrow. The building is located on the transit route and the stop is nearby at 40th Street. We recommend sidewalk repairs as needed for access to the transit route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Boyle Park Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a revised Planned Commercial Development to add C-1 (Neighborhood Commercial District) uses as allowable uses. The request is within the John Barrow Road Overlay District.

Master Street Plan: East of the property is John Barrow Road and it is shown as a Minor Arterial on the Master Street Plan. 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 of traffic and pedestrians on John Barrow Road since it is a Minor 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 Lane shown along John Barrow Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any new site development will need to adhere to the current landscape code.
3. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
4. 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. SUBDIVISION COMMITTEE COMMENT: (May 17, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the request was to include C-1, Neighborhood Commercial District uses as allowable uses for the site. Staff stated within the C-1, Neighborhood Commercial Zoning District a sit-down restaurant was allowed. Staff stated based on the square footage of the building and the available parking there were not supportive of allowing a restaurant. Mr. Norris stated he would eliminate a restaurant as a potential use.

Public Works comments were addressed. Staff stated John Barrow Road was classified on the Master Street Plan as a minor arterial street. Staff stated a dedication of right of way to 45 feet from centerline was required.

Landscaping comments were addressed. Staff stated any new development would require compliance with the current landscape ordinance requirements. 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.

H. ANALYSIS:

The applicant provided staff with an updated cover letter indicating no change to the existing signage, fencing and site plan are proposed. The applicant indicates the only modification is to the allowable uses for the site.

The site contains a one-story metal building containing 10,030 gross square feet of floor area. There are 33 parking spaces located on the site. The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to add C-1, Neighborhood Commercial District uses as allowable uses for the site.

Parking for general retail is based on one (1) parking space per 300 gross square feet of floor area. The building contains 10,030 gross square feet of floor area which would typically require the placement of 33 parking spaces to serve the retail uses. As indicated the applicant is seeking approval of C-1, Neighborhood Commercial District uses as allowable uses for the site. Within the C-1, Neighborhood Commercial Zoning District a “sit-down” restaurant is an allowable use. Restaurant uses typically require the placement of one (1) parking space per 100 gross square feet of floor area. Based on the current parking and the square footage of the building staff recommends the uses of the building match the parking available on the site.

The site is located within the John Barrow Design Overlay District. The Overlay has provision for signage, the placement of the front façade, fencing and the placement of service areas and waste containers.

The John Barrow Overlay states any freestanding sign on the premises shall be monument style no more than ten (10) feet in height and consistent with other standards of article X of the zoning ordinance.

The John Barrow Overlay states facades facing John Barrow Road may be any standard material, except corrugated or ribbed metal materials. The existing building does not contain corrugated or ribbed metal materials. Should the building be damaged or destroyed the replacement building must also comply with this provision.

The John Barrow Overlay states electric fences and the use of barbed, concertina wire or other types of wire specifically designed to inflict injury upon human contact are prohibited. Chain-link fencing is prohibited from the building facade to John Barrow Road. Chain-link fencing on other portions for the site is to be vinyl coated. Currently there are no fences on the site which do not comply with the Overlay. Should any additional fences be added in the future all fencing must fully comply with the Overlay standards.

The John Barrow Overlay states service/loading and waste/dumpster areas shall not be located within the front setback facing John Barrow Road or between the building and John Barrow Road or side streets on corner lots. They shall be located to the side or rear of buildings and shall be screened to comply with the provisions of this chapter. The existing dumpster is located beyond the setback and is fully screened to comply with the typical development standards of the zoning ordinance and the John Barrow Overlay District requirements.

Staff is supportive of the applicant’s request. The applicant is seeking approval of a revision to the existing PCD, Planned Commercial Development Zoning District, to add C-1, Neighborhood Commercial District uses as allowable uses for the site. The site is currently developed with a building and parking. Staff recommends any future uses of the building match the parking available on the site. To staff’s knowledge there are no remaining outstanding technical issues associated with

the request. Staff feels the request to add the additional uses as proposed is appropriate.

I. 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 all future uses of the building match the parking available on the site.

PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

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 that all future uses of the building match the parking available on the site. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.