

FILE NO.: Z-5617-B

NAME: Kirkland Long-form PCD

LOCATION: Southwest corner of Chenal Parkway and Kirk Road

DEVELOPER:

Costco Wholesale Corporation
Jackie Frank
999 Lake Drive
Issaquah, WA 98027

OWNER/AUTHORIZED AGENT:

KRS Parcel 8, LLC/Michael Clark, Winkelman and Associates

SURVEYOR/ENGINEER:

Winkelmann and Associates
Michael Clark
6750 Hillcrest Plaza Drive, Suite 215
Dallas, TX 75230

AREA: 31.81 acres

NUMBER OF LOTS: 4
(up to 7 with future replatting)

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: PCD (expired)

PROPOSED ZONING: PCD

PROPOSED USE: C-3 Permitted and Conditional Uses

VARIANCE/WAIVERS:

1. Variance to allow advance grading of outparcels.
2. Variance to allow reduced interior landscape island sizes.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Costco Wholesale is seeking approval for a Planned Commercial District (PCD) located at the Southwest corner of Chenal Parkway and Kirk Road and encompasses approximately 31.81 acres.

Costco upon approval plans to develop a member's only retail warehouse with approximately 165,093 SF that includes a future attached liquor pod (should Costco obtain a full liquor permit) with the Optical Exam and Tire Center areas within the main warehouse. In addition, a free standing 24 position fueling facility will be located on the project site and the facility would employ approximately 200 to 250 people both full and part time. The overall PCD proposes four (4) parcels that includes the Costco development and three (3) outlots, with the opportunity for up to six (6) out lots with possible future replatting.

Costco Wholesale is a membership-only retail/wholesale business, selling high end quality national brands and private label merchandise for commercial and personal use. The warehouse hours of operation are anticipated to be: Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm and Sunday from 10:00 am to 6:00 pm. Delivery hours would generally occur between 3:00 am and 2:30 pm, with most of the deliveries completed before the 10:00 am opening time.

Fuel would be delivered to the fueling facility in approximately two trucks per day, as needed. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck would be parked in the hatched turn-out area located on the south side of the gas facility. The truck would not block access to any of the 24 fueling positions. The fuel facility is located at the most remote area of the Costco parcel and is specifically designed to avoid traffic and queuing conflicts with the warehouse. The fuel facility hours are anticipated to be Monday through Friday from 5:00 am to 10:00 pm, Saturday and Sunday from 5:00 am to 10:00 pm.

As indicated above, Costco Wholesale is seeking approval for a Planned Commercial District along with Subdivision and petition for Abandonment. Once approved, Costco will then determine the development schedule and submit for the required Development Approvals in order to develop the member's only retail warehouse project which comprises 21.16 acres of the overall PCD inclusive of the 4.45 acre detention area. End users for the remaining out lot parcels proposed within the PCD will be identified and developed at a later time as required by the City of Little Rock and in accordance with the PCD documents.

The warehouse would have a single member entrance located at the northeast corner. The new Costco warehouse would include ancillary uses that include, but not limited to, an attached tire center, bakery, pharmacy, optical center, hearing aid center, food service, liquor sales, along with the sales of approximately 4,000 retail products in a variety of product categories.

The applicant is requesting permitted uses and conditional uses for the C-3 (General Commercial District), found in Section 36-301 of the City's Zoning Ordinance, as permitted uses for the Costco lot and all future outparcels.

The Tire Center is a 5,375 SF (included in previously referenced +165,093 SF) area with member access through the inside of the main Costco building and provides for retail tire sales and a tire installation facility only. The installation facility has five bays that face toward the east to allow Costco employees to drive the cars into the installation facility.

Costco is seeking approval for the option of an attached Liquor Pod (3,890 sf included in previously referenced 165,093 SF) should they obtain a full liquor permit. Entrance to this external pod is a separate location than the main warehouse access. If full liquor permit is not available, Liquor sales as permitted by state and local authorities will be provided for in a designated area with member access through the inside of the main Costco building or through whatever means are required by the liquor regulations. Appropriate proof of ID will be required at time of purchase.

The Optical Exam Room is a +635 SF (included in previously referenced +165,093 SF) located in the within the main warehouse with member access through the main entrance of the Costco building.

The truck loading dock would be located at the northwesterly edge of the building. It would face north and include four individual side-by-side loading bays. The bay doors would be equipped with sealed gaskets to limit noise impacts. The dock slab is sloped down toward the building to an elevation of 4'- 0" and is screened to the east with low screen wall to help mitigate visual impacts. A transformer and trash compactor would be located along the west edge of the building.

Parking

There is a total of 743 over-sized (10' wide) stalls designed for the overall site plan. This total also includes 17 handicapped accessible stalls.

1) Head in spaces shall be permitted on main driveways as shown on the plan. The number of parking spaces provided on the Costco site conforms (exceeds) with the minimum ordinance requirement for the retail use as proposed.

Landscaping

Costco Parcel

1) Meet the City's landscape ordinance criteria with the following exceptions:

- A. Eliminate the 9-foot buffer yards at perimeter on east and west property boundary to allow for out parcels to maintain all the land to back of curb.
 - B. Allow landscape island minimum inside width of 5 feet.
 - C. Allow landscape island minimum square footage of 165 square feet.
 - D. Provide building plantings on north elevation only.
 - E. Provide variable width landscape buffer at the corner of Chenal & Kirk as shown on plan but maintain an average 50' buffer.
- 2) Exceed the landscape ordinance criteria as follows:
- A. Plant all 3" caliper trees or equivalent for multi-stem trees.
 - B. Plant additional trees per the plan provided.

Outparcels

- 1) Meet the City's landscape ordinance criteria with the following exceptions:
- A. Provide 15-foot consistent landscape buffer along street frontages as part of outparcel development.

Exterior Lighting

- 1) Meet the City's Outdoor Lighting criteria with the following exception(s):
- A. Maximum height for mounted lighting fixture shall be thirty-seven (37) feet.
 - B. All parking lots shall be provided with lighting that shall be either wall or pole mounted, with down-light type luminaires, to minimize glare directed toward the streets and/or adjacent properties.

Façade Materials and Treatment

The warehouse design is a timeless solution utilizing sustainable materials in a rich color palette of grey, browns and beige. Horizontal and vertical articulation of the high quality, recycled, architectural metal panels create visual interest along the façade which is then grounded with natural concrete. The blend of materials and complimenting colors add texture and variation which maintaining a clean, cohesive design.

The warehouse entry is designed with a large canopy establishing a focal point to the building and site. Pedestrian scale detailing has been incorporated with the introduction of accent steel and concrete benches at the column bases.

The fuel facility canopy design compliments the warehouse design in both color and use of architectural metal panels.

Signage

Costco Parcel and Outparcels

All signage on the Costco parcel and outparcels will conform with the typical ordinance requirements/allowances for signage permitted in commercial zones and the Chenal/Financial Center Design Overlay District (ground-mounted signs).

Mechanical Screening

All mechanical equipment, whether located on the ground or upon the roof, shall be screened with walls or landscaping so that any individual mechanical unit is not visible from the ground level at the boundary of the Costco Parcel. If in the case roof top mechanical equipment is visible from the ground level at the boundary of the Costco Parcel, the visible portion of the equipment will be painted to match the nearest adjacent wall color.

Setback

Setback shall be as per the General Commercial Zoning Districts C-3 for each tract as defined.

Grading

Outparcel grading may occur with the Costco grading prior to development of the outparcels.

B. EXISTING CONDITIONS:

The site is currently undeveloped. Most of the site was cleared in the past in preparation for commercial development. Trees are located along the creek area within the southernmost portion of the property. A mixture of commercial uses is located north and east of the site. Undeveloped O-2 zoned property is located to the south. Single family residences and undeveloped R-2 zoned property are located to the west.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of property located within 200 feet of the site and the Parkway Place, Citizens of West Pulaski County, Kanis Creek and The Villages of Wellington Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

Public Works recommends approval of the application with the following conditions:

1. With development of Outlot 1, sidewalk should be constructed along the west side of the Kanis Road driveway along the lot frontage to the west side of the Costco building to provide pedestrian access from Kanis Road;
2. With development of Outlot 2 -4, sidewalk should be constructed along the north side of the service easement;
3. Sidewalk should be installed on the east side of the Chenal Parkway driveway with construction of the fuel center or on the west side of the Chenal Parkway driveway with development of Outlot 4;
4. Sidewalk connectivity should be provided from the sidewalk on Outlot 4 to the proposed sidewalk on the south side of the Kirk Road north driveway.
5. Future access to Kanis Rd and Chenal Parkway is limited to the approved PCD locations.
6. A mountable directional island should be placed within the Chenal Parkway driveway to prevent left turn movements.

Staff recommends approval of the advance grading variance to grade the outlots with construction of Costco. All advance graded areas should have vegetation established prior to issuance of final certificate of occupancy.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project. LRWRC Approval Required for Easement abandonment.

Entergy: No comments received.

CenterPoint Energy:

A large transmission line exists on the west side of the PCD property. CenterPoint Energy recommends that it be located and exposed prior to any excavation.

AT & T: No comments received.

Central Arkansas Water:

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

Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

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.

The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

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 backflow preventer shall be required.

Fire Department:

Full Plan Review

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.

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 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.

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 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.

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. 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.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation:

Contact Little Rock Parks Department (Mark Webre 501-371-6851) regarding the possibility of dedication of a portion of Rock Creek Corridor for potential future recreational trail development.

County Planning: No comments received.

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, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal/Financial Center Design Overlay District.
2. 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.

Additional landscape will be required adjacent to the south property line.

3. 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). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of 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.

4. A minimum of fifty (50) percent of the trees shall be three (3) inch caliper or greater in developments with one hundred fifty (150) or more parking spaces.
5. 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 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. Landscape areas will need to be added for the commercial building.
6. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
7. An automatic irrigation system to water landscaped areas 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: No comments received.

Planning Division: The request is in the Ellis Mountain Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) and Commercial (C) for the requested area. The Mixed Office 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. 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 application a revision to an existing PCD (Planned Commercial Development) District to allow for the development of a Costco with a free standing 24 position fueling facility. The development would also have additional outparcels for C-3, General Commercial Uses. The application is within the Chenal/Financial Center Design Overlay District.

Master Street Plan: To the east is Kirk Road and it is shown as a Collector on the Master Street Plan. To the northeast is Chenal Parkway and it is shown as a Principal Arterial on the Master Street Plan. To the northwest is Kanis Road and it is shown as a Minor 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 Chenal Parkway since it is a Principal

Arterial. 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 Kanis Road since it is a Minor Arterial. 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 I Bike Path is shown along Chenal Parkway. A Bike Path is to be a paved path physically separate 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).

H. ANALYSIS:

The applicant is requesting a PCD zoning for 31.81 acres. The development will include one (1) large parcel (Lot 1) of 21.22 acres. Lot 1 will be developed as a Costco Wholesale facility with gas pumps. The development will include a 165,093 square foot building and 749 parking spaces. Access drives from Chenal Parkway, Kirk Road and Kanis Road will serve the development. The overall development will include three (3) to six (6) outparcels. Permitted and Conditional Uses as found in the C-3 section of the Zoning Ordinance are requested uses for all lots within the development.

The outparcels will be developed as per the C-3 commercial standards as found in the Zoning Ordinance. Building setbacks/height, parking, signage, lighting, landscaping, etc. will be reviewed based on these standards. The development plans for the outparcels will be reviewed and approved at staff level, subject to compliance with the aforementioned standards.

The applicant is requesting two (2) variances with the proposed development. The first variance is to allow advance grading of the outparcels when the Costco lot is graded. Public Works supports this variance, as noted in the staff recommendation.

The second variance is to allow a reduced size for the interior landscape islands. There are other areas within the overall site which can have increased landscaping to compensate for the reduced landscape island sizes. Staff supports this variance request.

To staff's knowledge, there are no outstanding issues. The proposed multi-lot PCD development is compatible with uses and development in the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Long-form PCD, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F of the agenda staff report.
2. Staff recommends approval of the requested variance to allow small interior landscape islands.

Public Works recommends approval of the application with the following conditions:

1. With development of Outlot 1, sidewalk should be constructed along the west side of the Kanis Road driveway along the lot frontage to the west side of the Costco building to provide pedestrian access from Kanis Road;
2. With development of Outlot 2 – 4, sidewalk should be constructed along the north side of the service easement;
3. Sidewalk should be installed on the east side of the Chenal Parkway driveway with construction of the fuel center or on the west side of the Chenal Parkway with development of Outlot 4;
4. Sidewalk connectivity should be provided from the sidewalk on Outlot 4 to the proposed sidewalk on the south side of the Kirk Road north driveway.
5. Future access to Kanis Road and Chenal Parkway is limited to the approved PCD locations.
6. A mountable directional island should be placed within the Chenal Parkway driveway to prevent left turn movements.

Staff recommends approval of the advance grading variance to grade the outlots with construction of Costco. All advance graded areas should have vegetation established prior to issuance of final certificate of occupancy.

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

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 noes and 1 absent.