

FILE NO.: Z-9419

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NAME: Hamm Diesel Electric Short-form PD-C

LOCATION: 10,524 Helm Drive

DEVELOPER:

Shawn Furton  
Hamm Diesel Electric  
P. O. Box 1088  
Mabelvale, AR 72103

OWNER/AUTHORIZED AGENT:

Timothy Helm/Owner  
Shawn Furton/ Authorized Agent

SURVEYOR/ENGINEER:

Laha Engineers  
6602 Baseline Rd., Suite E  
Little Rock, AR 72209

AREA: .3 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING:

R-2

ALLOWED USES:

Single family (non-conforming commercial has been lost)

PROPOSED ZONING:

PD-C, planned development-commercial

PROPOSED USE:

Rebuild and sell starters and alternators; no vehicle installation

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

The commercial building on the site was constructed circa 1960 and was once occupied by Helm's Grocery. The property was annexed into the City in 1979 and zoned R-2 single family. There has not been an application to change the zoning since the annexation and the building was occupied by commercial uses on and off over the years. The building has been vacant for some time and the property has lost its non-conforming status.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of PD-C zoning to allow for use of the building for Hamm Diesel electric, a small business that rebuilds and sells vehicle starters and alternators. The business does not do any vehicle installation. The products are sold to garages and businesses who perform installation. All work occurs inside the building. There is no outside storage of materials or product. No changes to the site or building, outside of what minor remodeling might be required inside the building, are proposed.

B. EXISTING CONDITIONS:

The site is occupied by a one-story, commercial building and paved parking. The property is located in an area of mixed zoning and uses. A multi-tenant commercial building is located across Mabelvale Main to the west. Single family property, neighborhood commercial and light industrial properties are located to the east. The new Southwest Little Rock High School is being constructed farther to the east. The main line railroad track is located across Helm Drive to the south. Single family and a convenience store with gas pumps and a car wash are located to the north.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the SWLRUP and Mavis Circle neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Mabelvale Main is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required. Show the centerline of the right-of-way. At the building foot print, right-of-way should be dedicated to the exterior wall of the building.
2. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements such as parking and sign pole located in the right-of-way.

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

Little Rock Water Reclamation Authority:

Sewer Available to this site. EAD Analysis Required.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**Full Plan Review**

**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.

**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.

**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 replaces 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). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments

Planning Division: This request is located Otter Creek Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use 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 applicant has applied for a rezoning from R-2 (Single-Family District) to PDC (Planned Development Commercial) to use existing building for a business that a rebuild and sell starters and alterations.

Master Street Plan: South of the property is Helm Drive and it is shown as a Local Street on the Master Street Plan. West of the property is Mabelvale Main Street and it is shown as a Minor Arterial 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. 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 Mabelvale Main Street since it is a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Mabelvale Main Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before May 22, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (May 15, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. The applicant was asked to provide the days and hours of operation and the number of employees. The applicant was advised to locate the dumpster and required screening on the site plan and to confirm there will be no outside storage of materials or merchandise. Staff asked if any equipment such as compressors or generators would be located outside. The applicant was asked to confirm that signage would comply with that allowed in commercial zones.

Pubic Work's comments were presented. Staff discussed the requirement to dedicate right of way and the process to obtain a franchise for the parking and sign currently in the right of way.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by May 22, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of PD-C zoning to allow Hamm Diesel and Electric, a small business that rebuilds and sells vehicle starters and alternators, to occupy the non-conforming commercial building located on this site. No vehicle installation occurs on the site. The products are sold to garages and businesses who perform installation.

The applicant submitted responses to issues raised at subdivision committee. Employees will consist of the applicant plus two others. Days and hours of operation are Monday – Friday, 7:30 am – 4:30 pm. The applicant states the dumpster will be enclosed by a wood privacy fence. Staff will work with the applicant regarding placement of a dumpster as it is currently proposed to be located at the southwest corner. Staff would prefer to see the dumpster located away from the street perimeter. There will be no outside storage of materials and/or merchandise on the property. There will be no equipment such as compressors or

generators located on the exterior of the building. Signage will comply with that allowed in commercial zones. Right of way will be dedicated and a franchise sought for the parking and sign pole in the existing right of way.

To staff's knowledge, there are no outstanding issues. Reuse of this existing commercial building as proposed seems to staff to be an appropriate use.

J. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

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PLANNING COMMISSION ACTION:

(JUNE 6, 2019)

The applicant was present. There were no registered objectors present. 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 8 ayes, 0 noes and 3 absent.