

FILE NO.: Z-7895-E

NAME: J & R Properties Revised Short-form PCD

LOCATION: Located at 714 Appianway

DEVELOPER:

J & R Properties
2710 Kavanaugh Boulevard
Little Rock, AR 72205

ENGINEER:

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018

AREA: 0.688 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 – I-630 CENSUS TRACT: 48

CURRENT ZONING: PCD

ALLOWED USES: Office warehouse

PROPOSED ZONING: Revised PCD

PROPOSED USE: Allow building expansion and allow an area of outdoor storage of materials.

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 19,820 adopted by the Little Rock Board of Directors on September 18, 2007, rezoned the property from R-2, Single-family to PCD to allow the development of a site containing 1.29 acres with a restaurant and office use. The proposed development had frontage on Woodrow, West 7th, Appianway and I-630. The development did not occur and the approved site plan and PCD zoning expired.

Ordinance No. 20,769 adopted by the Little Rock Board of Directors on August 27, 2013, allowed a revocation of the PCD zoning which was approved in September 2007, by the adoption of Ordinance No. 19,820 and rezoned this portion as PCD, Planned Commercial Development. The underlying zoning for the lots was R-2, Single-family. The request also included a rezoning of Lots 14 – 17, Block 12 of the Ferndale Addition to the City of Little Rock, Arkansas from the underlying R-2, Single-family zoning to PCD, Planned Commercial Development. The lots fronted on Appianway. The development included the construction of a new warehouse which would be constructed as an addition to a single-family home located on Lot 15. The single-family home would be converted to office space. The floor level of the warehouse was to match the basement level of the existing dwelling. The warehouse was proposed as 60-feet by 100-feet. The house located on Lot 16 was to be removed with the proposed development. Parking and landscaping were proposed for the site. The home was not removed and is currently occupied as residential.

On April 27, 2017, the Little Rock Planning Commission denied a request to allow an amendment to the previously approved PCD, Planned Commercial Development, zoning to allow portions of the site to be used for outdoor storage of materials. The applicant indicates a 10-foot high wood fence would be added to screen the outdoor storage. The fence was proposed 100 percent opaque and landscaping was proposed for screening where necessary.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the previously approved PCD to allow the existing warehouse to be extended by 30-feet to the south. The original approval allowed the construction of a 60-foot by 98-foot warehouse building. During construction the building was reduced to 60-feet by 84-feet. Upon completion of the addition the warehouse building will be 114-feet in length. The 60-foot width will not change resulting in a building containing 7,680 square feet. The additional square footage will allow the storage of equipment and building materials inside the building. The applicant is proposing to add a 10-foot wood fence to screen firewood placed on the site. According to the applicant the firewood is solely for heating the building and is not offered for sale. The wood will be stored under two (2) movable carport type structures. The structures will be placed behind the building which will screen the view from Appianway.

B. EXISTING CONDITIONS:

The warehouse building has been constructed on the site. Across from the site, on the east side of along Appianway, there are single-family homes backing up to a property zoned PCD which is an office warehouse use. North of the site are single-family homes fronting West 7th Street. On the northwest corner of Appianway and West 7th Street is a restaurant. On the northeast corner is a church which is also a City of Little Rock Alert Center. Appianway is an unimproved narrow street with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Capitol View Stiff Station 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 Appianway Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Appianway Street including 5-foot sidewalks with the planned development. The new back of curb should be located 15.5 feet from centerline. This was a requirement of the 2013 Building Permit #201308444.
3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. All driveways shall be concrete aprons per City Ordinance.
5. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
6. The minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
7. 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.
8. If the existing stormwater drainage boxes located on the west side of warehouse become obstructed, the covered storage and fence will obstruct the stormwater bypass pathway and possibly damage adjacent properties.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the east side of the property with no apparent conflicts with existing facilities. 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: No objection.

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.

5. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
6. 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.
7. 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.
8. 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 received.

Rock Region Metro: Location is currently served by route 5 West Markham. We have no objections to the proposed expansion of an existing warehouse.

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
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC). 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 PCD (Planned Commercial Development) to allow expansion of an existing warehouse building.

Master Street Plan: East of the property is Appianway Street and it is shown as a Local Street on the Master Street Plan. The primary function of Local Streets 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. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. 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.
3. An irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
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: (June 28, 2017)

The applicant was not present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated they would work with the applicant to resolve any technical issues prior to the item being forwarded to the Commission for final action. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no revisions necessary to the site plan based on comments raised at the June 28, 2017, Subdivision Committee meeting. The applicant is requesting to revise the previously approved PCD, Planned Commercial Development, to allow the existing warehouse to be extended by 30-feet to the south. The original approval allowed the construction of a 60-foot by 98-foot warehouse building. During construction the building length was reduced to 84-feet. The applicant proposes to include with the new construction the 15-foot previously omitted and to add an additional 15-feet. Upon completion the warehouse building will be 114-feet in length with a 60-foot width. The final construction will result in a building containing 7,680 square feet. The additional square footage will allow the storage of equipment and building materials inside the building. The site plan indicates additional paving and the placement of six (6) additional parking spaces on the site.

The request includes the allowance of two (2) movable carport type structures which are used to store firewood to heat the building. The applicant indicates the firewood is not for sale. The structures are proposed behind the building over an existing drainage easement. The structures are proposed to be screen from Appianway by the placement of a ten (10) foot tall fence. Staff is not supportive of the placement of the structures to cover the firewood. Staff also does not support

the placement of the ten (10) foot tall fence. Staff feels all activities, including the firewood should be placed within the building. If the structures are removed there is no longer a need for the placement of the ten (10) foot tall fence.

Staff is generally supportive of the applicant's request to allow the building addition and the additional parking as proposed but as noted staff does not support the placement of the outdoor carport type structures to cover the firewood.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

PLANNING COMMISSION ACTION:

(JULY 20, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had removed from the request the allowance of the moveable carport structures and the request for the placement of a ten (10) foot fence along the western perimeter of the site. Staff stated based on the removal of the carport structures and the elimination of the ten (10) foot fence they were now supportive of the applicant's request.

Staff presented 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.