

FILE NO.: Z-9227

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NAME: Gulley Short-form PD-C

LOCATION: Located at 23721 Highway 10

DEVELOPER:

David Gulley  
11511 Garrison Road  
Little Rock, AR 72223

SURVEYOR:

Arrow Surveying  
P.O. Box 13087  
Maumelle, AR 72113

AREA: 5.11-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 30 – Buzzard Mountain

CENSUS TRACT: 42.02

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential and existing contractors office

PROPOSED ZONING: PD-C

PROPOSED USE: Add the allowance of a building for storage of personal RV's boats and cars.

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-C, Planned Development Commercial to recognize an existing contractor's office and materials storage and to allow the construction of a new storage building to be used by the applicant for storage of his personal RV's, boats and

cars. Located on the site is an existing single-family home which will be maintained as a residence. The new building is proposed 240-feet in length and 100-feet wide.

B. EXISTING CONDITIONS:

The site is located outside the City limits but within the City's Extraterritorial Planning Jurisdiction in which the City exercises zoning and subdivision regulations. The site contains a single-family residence and a contractor's office. There is a convenience store, a volunteer fire department and a church located to the north of this site. South of the site are single-family homes.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not an active neighborhood association registered with the City located in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. State Highway 10 is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55-feet from centerline will be required.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists on the north side of Highway 10 and a single phase electrical line exists to the east and west of the property. None of them appear to be in conflict with the proposed plans. The existing structures appear to be served by an underground service line from the front of the property. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project 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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required.

If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

3. 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.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. 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.
7. 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.
8. 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.
9. 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.
10. The development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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:

1. Provide septic approval for any new building incorporating restrooms.
2. Dedicate additional right of way to comply with City of Little Rock Master Street Plan for a principal arterial.
3. Pulaski County requires 40-foot building setbacks on east and south sides.
4. Property shown bounded by survey does not match description on the property record deed. Any new lots or split lots must be platted.

Rock Region Metro: Location is not currently served by METRO and is not in our long range plans at this time. We have no objections to the plans as presented.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Buzzard Mountain Planning District. The Land Use Plan shows Commercial (C) for this property. The 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 applicant has applied for a rezoning from R-2 (Single Family District) to PDC (Planned Development Commercial) to recognize an existing non-residential business, single-family home and allow construction of a storage building for owners' personal vehicles/ RV's. The request is within the Highway 10 Overlay District.

Master Street Plan: North of the property is Highway 10 and it is shown as a Principal Arterial Street on the Master Street Plan. 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 Highway 10 since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along Highway 10. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

The applicant was not present. Staff presented the item stating they would work with the applicant to resolve any outstanding technical issues associated with the request prior to the Commission acting on the request. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant has provided to staff an updated site plan and preliminary plat to address staff's concerns related the site development and the subdivision of property. The plat will include the reconfiguration of three (3) existing tracts of land. The applicant is purchasing property from the two (2) property owners to the south. A portion of the existing parcel will be recombined into each of the two (2) existing tracts. Access easements will be platted to ensure continuous access to the two (2) southern parcels. The two (2) southern parcels will remain zoned R-2, Single-family.

The request is to rezone the site from R-2, Single-family to PD-C, Planned Development Commercial to recognize an existing contractor's office and materials storage, to allow the construction of a new storage building to be used by the applicant for storage of his personal RV's, boats and cars and to recognize an existing single-family residence located on the property.

The new building is proposed 240-feet in length and 100-feet wide. The applicant has indicated the building setbacks and land use buffers typically required by the City and County will be met. The building will be located a minimum of 40-feet from the southern and eastern perimeters of the property. The Highway 10 Design Overlay District typically requires a 40-foot rear yard setback and a 30-foot side yard setback. The land use buffer will be maintained as undisturbed as typically required by the City Zoning Ordinance. The front building setback is more than adequate to meet the 100-foot building setback typically required per the Highway 10 Design Overlay District.

The applicant has indicated should fencing be added in the future the fence will be a maximum of six (6) feet in height and be constructed of wood, metal or chain link.

The applicant has indicated there will not be signage added with the current request. The applicant indicates should signage be added in the future the signage will comply with the Highway 10 Design Overlay District or a maximum of six (6) feet in height and seventy-two (72) square feet in area.

The typical hours of operation for the contractor's office are Monday through Friday from 8:00 am to 5:00 pm. The new construction is not proposed as a business and will not have hours of operation.

Staff is supportive of the applicant's request. The site is indicated as commercial on the City's Future Land Use Plan. Within this general area there are a number of non-residential uses and zonings. To the east a mini-warehouse development is currently under construction. North of the site is a convenience store and to the east of the site is an office warehouse building. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to recognize the existing uses and allow the construction of the new warehouse building for storage of the applicant's personal vehicles 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.

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PLANNING COMMISSION ACTION:

(JULY 20, 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. 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.