

FILE NO.: Z-8546-A

NAME: 4200 Hoerner, LLC – PID

LOCATION: 4200 Hoerner Road

DEVELOPER:

4200 Hoerner, LLC
1 Allied Drive, Suite 1500
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

4200 Hoerner, LLC – Owner
Davidson Engineering – Agent

SURVEYOR/ENGINEER:

Davidson Engineering
210 West Arch Avenue
Searcy, AR 72143

AREA: 7.54 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 13

CENSUS TRACT: 20.02

CURRENT ZONING: I-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 7.54 acres from I-2 to PID to subdivide the property into two (2) lots for a second light industrial business site.

B. EXISTING CONDITIONS:

The property is occupied by a one-story industrial building which previously housed an office/warehouse use. Paved parking is located on the south and west sides of the building. Access drives are located along Hoerner Road and Patterson Road.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Future building permits will be required through the Department of Planning and Development for any new buildings on site and be required to meet all state building codes and land alteration codes and ordinances adopted by the City of Little Rock.
2. Per City Code 31-210 (e) (2) for collector streets, driveway spacing shall be two-hundred fifty (250) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Revise driveway on site plan to meet above requirement accordingly or request a variance from this City Code requirement from the Planning Commission on the planned zoning development application.
3. Buildings and facilities shall be designed and constructed to be accessible in accordance with 2012 Arkansas Fire Prevention Code Chapter 11 and ICC A117.1. For the future building permit, a certificate of occupancy for the buildings will not be given by Department staff until all accessibility code requirements mentioned previously are met or exceeded.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case be less than nine (9) feet.

4. 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.
5. Building landscape areas 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.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum 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. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. At least fifty (50) percent of landscape areas shall be covered by live plant material at the time of plant maturity.
11. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
12. 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 65th Street East Planning District. The Land Use Plan shows Industrial (I) for the requested area. The Industrial (I) category encompasses a

wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The application is to rezone from I-2 to PID, to allow existing development to be split into two tracts.

Surrounding the application area on the east side of Patterson Road is Industrial (I). The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. This area has oil and LP gas suppliers, distribution warehouses, and door manufacturing. To the west of Patterson Road is an area of Service Trades District (STD). This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The STD area has distribution warehouses and union halls. There have been no Future Land Use Map amendments in this area over the last 10 years.

Master Street Plan:

Patterson Road is a Collector on the Master Street Plan Map. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials or activity centers with the secondary function of providing access to adjoining property. Standard Right-of-Way is 60 feet. Sidewalks are required on one side. Hoerner Road is a local street. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. Commercial streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. These streets may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone 7.54 acres from I-2 to PID to subdivide the property into two (2) lots for a second light industrial business site. The applicant

is requesting I-2 permitted uses for both lots. The two (2) lots are proposed as follows:

Lot 1 – 6.73 acres

Lot 2 – 0.81 acre

The property is occupied by a one-story industrial building which previously housed an office/warehouse use. Paved parking is located on the south and west sides of the building. Access drives are located along Hoerner Road and Patterson Road.

There is currently an enclosed connection between the portion of the existing building on Lot 1 and the portion of the existing building on Lot 2. This portion of the building will be removed, creating a separate building on each lot.

The applicant is proposing a new 25 foot wide driveway at the southeast corner of Lot 2 (from Hoerner Road) to serve the newly created lot. The proposed driveway will serve a new paved parking area at the southeast corner of the building on Lot 2. There will be 13 new parking spaces provided on Lot 2. Staff believes the parking will be sufficient for the existing building. Landscaping will be provided with construction of the new parking area.

The applicant notes that there will be no dumpsters on the site.

Any new site lighting will be low-level and directed away from adjacent properties.

Any new signage will comply with Section 36-554 of the City's Zoning Ordinance (signs permitted in industrial zones).

The applicant is requesting a driveway spacing variance as follows:

“We would like to request a variance of City Code 31-210(e)(2) of the minimum spacing of 250 feet between driveways for collector streets. On the West side of the proposed new drive we would like to request a variance to allow the minimum driveway spacing to be 237 feet. On the East side of the proposed new drive we would like to request a variance to allow the minimum driveway spacing to be 118 feet. The driveways to both the East and West of the proposed new drive are existing.”

Staff supports the requested variance.

Staff is supportive of the requested PID rezoning. Staff views the request as reasonable. Staff believes the creation of a second lot within this existing

developed property will be compatible with the area and have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JULY 13, 2023)

The applicant was present, representing the application. There was one (1) person registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. Troy Laha addressed the Commission in opposition to the application. He expressed concern that the applicant had not contacted the “Southwest Little Rock United for Progress” agency to explain what their plans were for this site. Mr. Davidson took questions from the Commission in reference to the notification process and if the agent had adhered to the requirements of the certified notification. Staff confirmed notification were sent out to the surrounding community. There was a motion to approve the application. The motion was seconded. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.