

FILE NO.: Z-4987-G

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NAME: Riverdale RH-5B Revised Short-form PCD

LOCATION: Located on the East side of Riverfront Drive just South of Morgan Keegan Drive

DEVELOPER:

EHB, LLC  
5200 Sherwood Road  
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

EHB, LLC, (Purchase Agreement)  
White-Daters and Associates, Agent

SURVEYOR/ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 1.2-acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 3      PLANNING DISTRICT: 4 – Heights Hillcrest      CENSUS TRACT: 15.02

CURRENT ZONING:              PCD

ALLOWED USES:              Retail, Office, Multi-family, Marina

PROPOSED ZONING:              Revised PCD

PROPOSED USE:              Office

VARIANCE/WAIVERS: A variance from Sections 30-43 and 31-210 to allow the northern driveway less than 150-feet from the property line.

**BACKGROUND:**

The development was approved for a multiple lot development by the adoption of Ordinance No. 15,459 on April 19, 1988, which allowed the rezoning of 40+ acres from O-2, Office and Institutional District to PCD, Planned Commercial Development District. The approved site plan included the development of multi-family residential, office and commercial uses all centered on a waterfront harbor. Subsequent revisions have allowed the development of the site with office and residential uses.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The property is currently zoned PCD, Planned Commercial Development District, and was part of the original Riverdale Harbor development. The developer is proposing a single story, 8,400 square foot professional office. The surrounding properties are also developed with office users. Parking is more than adequate with 24 proposed parking spaces and an area for 12 future parking spaces along Riverfront Drive should a future tenant need additional parking spaces. The developer is requesting a variance for driveway spacing to allow a right-out driveway to facilitate traffic circulating within the parking areas. Riverfront Drive is a divided parkway which will eliminate left turns to and from this proposed driveway. The proposed driveway will be 180-feet from the driveway to the south and 330-feet from Morgan Keegan Drive to the north.

The developer is requesting in-lieu stormwater detention. This property is part of the Riverdale Levee District which was designed for developed conditions and eliminates the need for detention on individual lots. The in-lieu fee could be used by the City for other drainage improvements in the area.

**B. EXISTING CONDITIONS:**

The property is located in the Riverdale Neighborhood of the City. The site is grass covered with a couple of large diameter trees. There is an office building located to the north of this site and the previously proposed and developed harbor is located to the west of this site. The Park at Riverdale Apartments are located to the west of this site and Riverwalk Apartments are located to the north of this site. Winrock International offices are located to the south of this site and will share a common driveway. Riverfront Drive is a developed street with curb, gutter and a paved walking path.

**C. NEIGHBORHOOD COMMENTS:**

All property owners located within 200-feet of the site along with Riverside Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
2. Repair or replace any curb and gutter or sidewalk that is damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner association.
4. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. 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.
6. Provide ADA compliant sidewalk access from the sidewalk in the right-of-way to the building.
7. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on an arterial street is 150 feet from side property lines and 300 feet from other driveways and intersections. The width of driveway must not exceed 36 feet. A variance must be requested for the proposed curb cut for a driveway.

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

Little Rock Water Reclamation Authority: Sewer main available across Riverfront Drive. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. However, caution should be used in the location of the building as there is a three-phase, underground power line on the eastern side of this property which serves the entire area. The southeastern corner of the proposed building is very close to the buried power line and should not inhibit access to the line once constructed. Contact Entergy in advance to discuss electrical service requirements, line extensions or 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. 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.
3. Contact Central Arkansas Water regarding the size and location of the water main.
4. A main extension will be required for this project.
5. 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.
6. 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.
7. 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.

Fire Department:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.

4. 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.
5. 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.
6. 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.
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. 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.
9. 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: Consideration should be given for sidewalks parallel to Riverfront Drive. For additional information contact the Parks Department, Leland Couch.

County Planning: No comment.

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov).

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. 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, highway or freeway. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
4. 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 areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
5. 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). 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.
6. A landscape irrigation system shall be required for developments of one (1) acre or larger.
7. 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: The site is not located near a dedicated Rock Region Metro Route.

Planning Division: This request is located in the Heights Hillcrest 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 revision to a PCD (Planned Commercial Development) to allow approval of a site plan for an office building

Master Street Plan: To the west of the property is Riverfront Drive and it is shown as a Minor Arterial on the Master Street Plan. 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 on traffic and pedestrians on Riverfront Drive since it is a Minor 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 II Bike Lane is shown along Riverfront Drive. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (July 18, 2018)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested Mr. White provide the proposed signage plan, any proposed fencing and the location of any proposed dumpsters. Staff also requested Mr. White provide the maximum building height of the new office building.

Public Works comments were addressed. Staff questioned the need for the additional driveway on the northern portion of the site. Mr. White stated the drive would allow for better circulation on the site. He stated the drive was indicated as a right-in/right-out driveway due to the fact a left turn would not be allowed since there was not a median break. Staff stated a sidewalk along Riverfront Drive was required. Staff stated the City's Stormwater Detention Ordinance would apply to the future development of the site.

Landscaping comments were addressed. Staff stated the indicated street buffer appeared to comply with the typical minimum standards of the ordinance. Staff stated screening of the parking areas would be required with the development of the site. Staff stated building landscaping was required. Staff stated a minimum of eight percent (8%) of the vehicular use areas were to be landscaped.



Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing the technical issues associated with the request as outlined in the July 18, 2018, Subdivision Committee meeting. The applicant has indicated no fencing is proposed. The applicant has also indicated the proposed signage plan and the location of the proposed dumpster.

The applicant is requesting to amend the previously approved PCD, Planned Commercial Development, to allow the development of the property with an office building. The developer is proposing a single story, 8,400 square foot professional office. The maximum building height proposed is 35-feet.

Parking is proposed with 24 parking spaces and an area for 12 future parking spaces along Riverfront Drive should a future tenant need additional parking spaces. Parking for an office use would typically require the placement of 21 parking spaces.

The applicant is proposing the placement of a single identification sign along Riverfront Drive. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of 64 square feet.

The applicant submitted a revised site plan eliminating the request for a right-in drive on Riverfront Drive. The request now is for the placement of a right-out only driveway on Riverfront Drive. The developer is requesting a variance for driveway spacing to allow the right-out driveway on Riverfront Drive. Riverfront Drive is a divided parkway which will eliminate left turns to and from this proposed driveway. The proposed driveway will be 180-feet from the driveway to the south and 330-feet from Morgan Keegan Drive to the north. Staff is supportive of the applicant's request.

The developer is requesting in-lieu stormwater detention. This property is part of the Riverdale Levee District which was designed for developed conditions and eliminates the need for detention on individual lots.

Staff is supportive of the applicant's request. The applicant is seeking to amend the previously approved PCD, Planned Commercial Development District, to allow the approval of a site plan for an existing lot located in the Riverdale Neighborhood. The office building is proposed as a single story building. The parking and landscaping appear to comply with the typical development standards of the zoning and landscape ordinances. Staff feels the development as proposed is appropriate for the site.

J. 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.

Staff recommends approval of the variance request from Sections 30-43 and 31-210 to allow the northern drive as indicated on the site plan.

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PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

The applicant as 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. Staff presented a recommendation of approval of the variance request from Sections 30-43 and 31-210 to allow the northern drive as indicated on the site plan. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.