

October 07, 2008

ITEM NO. - C.B.C. 613 - NEW MATTERS

Applicant: Stiff's Station
Bruce Busada, Owner
Frank Riggins, Agent with Crafton, Tull, &
Sparks

Address: 1001 Kavanaugh Boulevard

Description: long legal

ORDINANCE REQUIREMENTS:

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. This site is located within the designated mature area of the city; therefore, this area can be reduced to six foot nine inches (6'-9").
2. One tree shall be planted for every seven hundred and fifty (750) square feet of required landscape or buffer area with an average linear spacing of not less than thirty (30) feet. Three (3) shrubs or vines for every thirty linear feet shall be planted in the perimeter planting strip.
3. Landscape areas may be installed in the area immediately adjacent to the building or elsewhere on the site at the discretion of the responsible party. However, landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
4. 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.
5. Not more than twenty-five (25) percent of the perimeter planter area may be shifted from one area of the site to another area of the site.
6. A franchise agreement must be obtained for any/all landscaping or parking to be located within the public right-of-way.

VARIANCE REQUESTED:

1. The reduction of the required perimeter planting strip along the western most property line on the triangular piece of property. This amount varies but is three (3) foot at its shortest point.
2. The reduction of the required perimeter planting strip along the southern property line on the triangular piece of property. This amount is six (6) foot in depth.

3. The reduction of the required perimeter planting strip along the northern property line on the other parcel of land (existing parking lot). This amount is three foot six inches (3'-6") in depth.
4. The reduction of the number of trees located within the building landscape strip. One (1) tree is proposed leaving a deficiency of two (2) trees.
5. The elimination of the required perimeter planting strip along the eastern driveway entrance along Kavanaugh Boulevard.
6. The elimination of the required perimeter tree and shrubs along the eastern driveway entrance along Kavanaugh Boulevard.

FINDINGS:

The property located at 1001 Kavanaugh Boulevard consists of four separate parcels totaling 22,823 square feet. There are three buildings located on the site. Building 1, fronting on Kavanaugh Boulevard containing 4,380 square feet, building 2, fronting on Markham Street, containing 3,170 square feet and Building 3, fronting on West Markham Street and to be removed containing 1,830 square feet. The owner's objective is to lease the 4,380 square foot Kavanaugh building for commercial uses. Those uses include food and retail establishments. Plans also include the removal of the western building which will allow for an additional 10 parking space lot to serve the needs of the two remaining buildings. The current owners intend to continue the commercial uses of the two older brick buildings facing Kavanaugh Boulevard and Markham Street. The also intend to retain and improve the existing parking lot, remove the newer 1,830 square foot building facing west of the public alley and to improve that area (Parcel C), with additional parking. The resulting parking on the site would be 27 spaces to accommodate approximately 7,550 square feet of leasable space.

On August the 7th, 2008 the City of Little Rock Planning Commission approved the site per the Planned Commercial Development process. Overall, the owners intentions are to generally simplify and cleanup the existing uses and multiple zoning classifications and to upgrade the sites appearance and usability.

To accommodate the commercial uses; the proposed parking lot(s) are unable to meet the City of Little Rock's landscape ordinance in its totality. On August the 7th, 2008 the City of Little Rock Planning Commission approved the elimination of an undisturbed land use buffer and the reduction of the land use buffer along the western perimeter of the project. This area along the triangular piece of land that runs both along Markham Street and along the western most property line does not meet the City's minimal landscaper perimeter ordinance. The landscape ordinance requires a six foot nine inch wide (6'-9") wide landscape perimeter strip. Along Markham Street this amount proposed is six foot (6') in width. Along the western property line this amount varies in width but is three foot (3') at its shortest depth which is located as a backup area for the parking lot. In one additional area the parking lot encroaches into the six foot nine inch (6'-9") wide landscape strip and is five foot (5') in width . Otherwise this newly proposed parking lot both meets and exceeds the City of Little Rock's landscape ordinance requirements. The western most property line is also proposing a six foot high opaque wooden face, good side faced towards the neighboring property to help screen this parking area from the adjoining property.

The other parcel of land also lacks the room to fully comply with the minimal landscape ordinance requirements. The perimeter of the parking lot along the northern perimeter of the property reflects a landscape perimeter of three foot six inches (3'-6") which is a deficiency of three foot three inches (3'-3"). Along this northern perimeter the applicant is proposing a six foot high opaque wooden fence, good side faced towards the neighboring property to help screen this parking area from the adjoining property. The applicant has agreed to sawcut and remove existing concrete from this area to accommodate the landscaping material required for this area. Although the depth required for this area is absent the required plant material for this area exceeds the amount required per ordinance.

The landscape ordinance requires the equivalent of three foot of building landscaping to be located between the building and the parking lot. The proposed plan is deficient sixty-two square foot in area and lacking two (2) trees. However, this area is also an upgrade to the site and the amount of shrubs required is more than doubled.

The owner is proposing to enclose the onsite dumpster on three sides with a wooden fence and to have gates on the front. The applicant also intends on installing large planters along Kavanaugh Boulevard; both of which are an additional upgrade to the site. The applicant is also proposing to save an existing six inch (6") Hackberry tree; although not required.

STAFF RECOMMENDATION:

Staff feels that overall the site will be an upgrade to the area and feels the applicant has worked hard with city staff to address the majority of the onsite issues. Staff recommends approval of the application as submitted.