

FILE NO.: Z-9637

NAME: Rezoning from R-2 to I-2 and OS

LOCATION: 8700 Block of Interstate 30 (south side)

DEVELOPER:

Michael T. Phillips
43 Lakeview Circle
Conway, AR 72032

OWNER/AUTHORIZED AGENT:

Michael T. Phillips – Owner
Holloway Engineering – Agent

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 4.79 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 4.79 acre property from R-2 to I-2 and OS to allow a future light industrial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly tree covered. A large power line runs through the south portion of the property in a northeasterly direction.

C. NEIGHBORHOOD COMMENTS:

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: A water main extension will be needed to provide water service to this property.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments.

Planning Division: The request is in the Geyer Spring East District. The Land Use Plan shows Light Industrial (LI) for the requested area. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The

application is to rezone from R-2 (Single Family District) to I-2 (Light Industrial District) and OS (Open Space District) to allow for the development of light industrial uses on the site.

Surrounding the application area, the Land Use Plan shows Light Industrial (LI) to the west. Residential High Density (RH) is shown to the east of the site. Park/Open Space (PK/OS) land use is shown to the south of the site with Residential Low Density (RL) beyond that. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. This land to the west is vacant and wooded with a building on the western most parcel. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This property, located immediately east of the subject site, is developed with an apartment complex (Spring Valley Apartments). The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This area is shown as a green belt between dissimilar uses. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The area is a single-family subdivision with houses developed on the parcels.

Master Street Plan: To the north is the frontage road for Interstate 30. Interstates have special design standards established and maintained by The Arkansas Department of Transportation (ArDOT).

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

H. ANALYSIS:

Michael T. Phillips, owner of the 4.79 acre property located in the 8700 Block of Interstate 30 (south side), is requesting that the property be rezoned from "R-2" Single Family District to "I-2" Light Industrial District and "OS" Open Space District. The rezoning is proposed to allow future light industrial development.

The property is currently undeveloped and mostly wooded. A large powerline within a 100 foot wide utility easement is located within the south half of the property. The powerline runs in a northeasterly direction from the rear (south) property line.

The property is located in an area of mixed uses and zoning along Interstate 30, near the I-30/Geyer Springs Road intersection. Undeveloped PID zoned property is located to the west, with a large multifamily development immediately to the east.

Single family residences are located to the south. A mixture of light industrial uses is located to the north across I-30 (zoned I-2 and PID).

The City's Future Land Use Plan designates the majority of this property as "LI" Light Industrial. The south approximate 100 feet of the property is designated as "PK/OS" Park/Open Space. The requested I-2/OS zoning does not require an amendment to the future land use plan.

Staff is supportive of the requested I-2/OS zoning. Staff views the request as reasonable. The south 100 feet of the property will be zoned OS which will serve as a buffer between the future development and the single family residences to the south. The proposed I-2 zoning will conform with the future land use plan and will not be out of character with the overall area. Existing industrial zoning is located to the north, east and west. The proposed zoning will represent a continuation of the zoning pattern along this section of I-30.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2/OS rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 9, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.