

FILE NO.: Z-7096-A

NAME: Rezoning from O-2 to C-3

LOCATION: East side of Chenal Parkway at Northfield Drive

DEVELOPER:

Deltic Real Estate, LLC
210 E. Elm Street
El Dorado, AR 71730

OWNER/AUTHORIZED AGENT:

Deltic Real Estate, LLC – Owner
Tim Daters – Agent

SURVEYOR/ENGINEER:

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

AREA: 10.6 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.12

CURRENT ZONING: O-2

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 10.6 acre tract from O-2 to C-3, to allow future commercial development.

B. EXISTING CONDITIONS:

The site is currently undeveloped and mostly tree covered. A large powerline runs north/south along the east property boundary.

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:

1. Chenal Parkway is classified on the Master Street Plan as a principal arterial with a special design standard. Dedication of right-of-way to the Master Street Plan standard.

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

Little Rock Water Reclamation Authority: Sewer available to this site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Indicate water line easement for the 16-inch water line along Chenal Parkway, Doc #2000037888.

Provide a 10-foot utility easement along Chenal Parkway frontage.

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 received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: The request is in the Chenal District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to rezone from O-2 (Office and Institutional District) to C-3 (General Commercial District) to allow for the future commercial development of the site. There is an accompanying request on this agenda to amend the Land Use Plan to Commercial (C) for this site. The application is within the Chenal Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the north and northwest (across Chenal Parkway) from the site. Park/Open Space (PK/OS) land use is shown to the east of the site. The Residential Low Density (RL) is shown to the south and west (across Chenal Parkway) from the application area. The Commercial (C) 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 Commercial area to the north is a Walmart SuperCenter and outparcels, zoned C-3 (General Commercial District). The Commercial area northeast (across Chenal Parkway) is wooded, vacant and zoned C-3 and C-2 (Shopping Center District). 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 zoned OS (Open Space District) and is undeveloped. 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. To the west is an open space feature with a fountain, zoned R-2 (Single Family District), and to the south is wooded vacant land zoned with a PDR (Planned Development Residential) District.

Master Street Plan: To the south and west is Chenal Parkway and it is shown as a Principal Arterial on the Master Street 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 Chenal Parkway 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: There is a Class I Bike Path is shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. ANALYSIS:

Deltic Real Estate, LLC, owner of the 10.6 acre property located on the east side of Chenal Parkway at Northfield Drive, is requesting that the property be rezoned from “O-2” Office and Institutional District to “C-3” General Commercial District. The rezoning is proposed to allow future commercial development of the site.

The property is currently undeveloped and mostly tree covered. A large powerline runs north/south along the property’s east property line.

The property is located in an area of mixed zoning and uses, near the intersection of Chenal Parkway and Highway 10. A large Wal-Mart development with out parcels is located immediately to the north, with mixed commercial uses further north. Undeveloped O-2, C-2 and C-3 zoned properties are located across Chenal Parkway to the west. The Duquesne single family subdivision is also located to the west. A PD-R zoned property is located to the south across Chenal Parkway, with single family residences further south. A large OS (Open Space) zoned area (approximately 15 acres) is located immediately to the east. The Aberdeen single family subdivision and the Bible Church of Little Rock are located further east.

The City’s Future Lane Use Plan designates this property as “SO” Suburban Office. A proposed land use plan amendment to “C” Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The property is located just south of the Chenal Parkway/Highway 10 intersection, which contains a large area of commercial zoning and mixed commercial uses, including a Wal-Mart development, mini-warehouses, a convenience store and auto repair. The proposed C-3 zoning should prove to be compatible with the overall area and should have no adverse impact on the surrounding properties. The property is separated from the nearest single family properties by a large OS zoned area to the east and undeveloped tract land to the west.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 zoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 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 1 absent and 1 open position.