

FILE NO.: Z-2204-B

NAME: El Cristal Event Center – PD-C

LOCATION: 7314 Geyer Springs Road

DEVELOPER:

Gabriela Robledo (Owner)
7314 Geyer Springs Road
Little Rock, AR 72209
(501) 681-5116

OWNER/AUTHORIZED AGENT:

Gabriela Robledo (Owner)
Andrew Rike (Agent)
Harbor Environmental Inc
5800 Evergreen Drive
Little Rock, AR 72205
(501) 765-0440

SURVEYOR/ENGINEER:

Harbor Environmental Inc
5800 Evergreen Drive
Little Rock, AR 72205
(501) 765-0440

AREA: 0.914 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF
WARD: 2 PLANNING DISTRICT: 15 CENSUS TRACT: 20.02
CURRENT ZONING: C-4
VARIANCE/WAIVERS: No variances requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.914 acres from "C-4" Commercial to "PD-C" Planned District - Commercial to allow the use of an existing 6,875 square foot commercial building as an events venue. The property is located at 7314 Geyer Springs Road south of the Forbing Road intersection with Geyer Springs.

B. EXISTING CONDITIONS:

The property is currently developed containing a 6,875 square foot commercial building, paved parking lot for up to fifty (50) vehicles, and access drive connecting to Geyer Springs Road. The entire property is paved with a small lawn area to the east bordering Geyer Springs.

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. Due to a complete change of occupancy, existing building is required to comply with accessibility requirements in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 3411.4.2.

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:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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 places 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 replaces 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.

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 comment.

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 River Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. 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 application is to rezone from R-2, Single Family District to Planned Commercial Development (PCD) to allow a mixed commercial, office and residential development on to this site.

Surrounding the application area, the *Future Land Use Map* shows Residential Low Density (RL) use to the north, east and west from the site. Further to the west are Public Institutional (PI) and Office (O) areas on the Plan map. To the south (across Cantrell Road-Highway 10) is an area of Office (O). 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 north are some vacant wooded tracts then a single-family subdivision all zoned R-2, Single Family District. To both the east and west are a single large tract single-family house zoned R-2, Single Family District. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This land is zoned R-2 Single Family District with a church. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The land west of the church is zoned O-3, General Office District with an office building, Planned Commercial Development (PCD) District with a retail building and R-2, Single Family with a fire station. Across Cantrell to the south is land zoned O-ffice and Institutional District. Some of this land is vacant and some is developed with office buildings.

Master Street Plan: To the south is River Mountain Road, it is a Local Street on the *Master Street Plan Map*. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. 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 III Bike Route shown on River Mountain Road to Rodney Parham Road. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to rezone 0.914 acres from "C-4" Commercial to "PD-C" Planned District - Commercial to allow the use of an existing 6,875 square foot commercial building as an events venue. The property is located at 7314 Geyer Springs Road south of the Forbing Road intersection with Geyer Springs.

The property is currently developed containing a 6,875 square foot commercial building, paved parking lot for up to fifty (50) vehicles, and access drive connecting to Geyer Springs Road. The entire property is paved with a small lawn area to the east bordering Geyer Springs. The site plan shows an existing parking configuration including fifty (50) spaces with forty-eight (48) regular spaces and two (2) handicap spaces. Staff believes the current number of parking spaces will be sufficient to serve the proposed use.

The applicant notes that the building is currently vacant and will require no grading, paving, or construction changes to the property. The application proposes to utilize the structure as a social event center for weddings, birthdays, graduations, baby showers, family reunions, work meetings, and small gatherings.

The applicant notes that the building will be available for rent seven (7) days a week from 8:00 a.m. to midnight, and no events will be held in the space that requires an admission fee to enter (no ticketed events).

The applicant proposes that the structure have a maximum occupancy of 100-persons and that no food, beverages, or alcoholic beverages will be provided at the events and that there will be live music and some events.

A screened dumpster location is shown at the southwest corner of the site. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

All site lighting is low level and directed away from adjacent properties per ordinance requirements.

No signage is proposed for the site. Any new signage on the property will comply with Section 36-555 of the zoning ordinance (signs allowed in Commercial zones).

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant requested no variances with the proposed PD-C.

Staff is supportive of the requested PD-C rezoning to allow the development of an event venue in the existing commercial building. Staff views the request as reasonable. The property is in an area surrounded by similar uses and zoning, with similar commercial developments adjacent to the property to the north, west, and south long Geyer Springs Road. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning to allow the proposed use, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 13, 2023)

Gabriela Robledo and Andrew Rike was present representing the applicant. There was one (3) objector present. Staff presented the application with a recommendation of approval.

Troy Laha addressed the Commission stating that he was opposed to the proposed use of the property and that the applicant has not provided a security plan, parking plan, or details about the events being held or the use of alcohol on the property.

There was a motion to approve the application, including all staff comments and conditions. The motion passed by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position. The application was approved.