

FILE NO.: Z-9839

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NAME: Allen Mixed Use - PCD

LOCATION: 2219 Wilson Road

DEVELOPER:

Barrett Allen (Owner)  
4424 W. 25<sup>th</sup> Street  
Little Rock, AR 72204  
(501) 343-4626

OWNER/AUTHORIZED AGENT:

James Allen (Agent)  
4424 W. 25<sup>th</sup> Street  
Little Rock, AR 72204  
[jamusu@hotmail.com](mailto:jamusu@hotmail.com)  
(501) 343-4626

AREA: 0.32 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11

CENSUS TRACT: 24.08

CURRENT ZONING:

R-2

VARIANCE/WAIVERS:

None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.32-acre property located at 2219 Wilson Road from R-2 to PCD to allow use of the property as a pottery studio, music studio and urban garden site for disadvantaged youth. The operating hours will be from 9:00 a.m. to 9:00 p.m., Monday through Saturday.

B. EXISTING CONDITIONS:

The property is located in an R-2 zoning. The request is in the I-430 Planning District. Surrounding the application area in all directions is Residential Low Density (RL). The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 300 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. Future building permits will be required through the Department of Planning and Development for any new buildings or renovations of existing structures on site and be required to meet all state building codes adopted by the City of Little Rock.
2. Reconstruction or new construction of driveways and parking areas for the site will require permits from the Department of Planning and Development.
3. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

**Maintain Access**

### **Fire Hydrants**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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 provided 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 2021 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 (Captain 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:

Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 - Landscaping and Tree Protection, and Chapter 36, Article VII Planned Zoning District and, Article IX – Buffers and Screening.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the I-430 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 remains less than 6 units per acre. The application is to rezone from R-2 (Single Family District) to PCD (Planned Commercial Development).

Surrounding the application area in all directions is Residential Low Density (RL). This area was originally platted in 1930 and has a mix of single-family homes from the original development to a dozen mobile homes to recently built.

Master Street Plan:

Wilson Road is a Local Street. A Local Street that is abutted by non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. Commercial streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides.

Bicycle Plan:

There are no Bike Routes in the vicinity.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone 0.32-acre property located at 2219 Wilson Road from R-2 to PCD. The applicant proposes to use the property as follows:

“My family and I own the building on 2219 Wilson Road, which will be the pottery studio, music studio and urban garden site. There are no new buildings or building additions. Our operating hours will be from 9:00 a.m. to 9:00 p.m., Monday through Saturday. The on-site dumpster will be screened and comply with Section 36-26 of the City’s Zoning ordinance. I have committed myself to teaching the students free of charge and have received the commitment of five instructors to volunteer to teach and run the program. I studied pottery at the Arkansas Art Center through their work-study program for fifteen years. As an SSDI recipient, I could not have afforded the tuition, unlike those with gainful employment. We will thus offer an equal chance to an adult who needs financial support to pay it forward. A lack of arts and nature-based instruction is prevalent in poverty-stricken communities. Therefore, we will offer private lessons to school-aged children to qualify for the free or reduced lunches. Also, we will market our services on social media, school district listservs, email blasts and flyers. We will likewise visit underserved Communities of Color to find family to serve. Once the building is renovated, we will accommodate a maximum number of 10 students/clients at any given time. Also, students will display their work in our on-site gallery and sell it in our gift shop.”

Parking will be at the front of the building and around both sides on the concrete surfaces. The garden area will be on the north side of the building near the rear of the property.

The property is located in an R-2 zoning. The request is in the I-430 Planning District. Surrounding the application area in all directions is Residential Low Density (RL). The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

Staff does not support the requested PCD rezoning. Staff does not believe the request is reasonable and that the proposed PCD use is not appropriate and is too intense for this location. The property is designated as “RL” Residential Low Density on the City’s Future Land Use Plan and is bordered in all directions by single family homes. Staff feels that the introduction of this type of use will be out of character with the overall area at this time.

I. STAFF RECOMMENDATION:

Staff recommends denial of the PCD zoning request.

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PLANNING COMMISSION ACTION:

(OCTOBER 12, 2023)

The applicant was present representing the application. There was one person registered in opposition. James Allen Jr., the owner and applicant, explained the project. Marilyn Ewing spoke in opposition. She was concerned about the use not being compatible with the neighborhood. There was extensive discussion about the project. The applicant agreed to provide a detailed parking plan, to provide exact hours of operation for each use, and that the building will be sound proofed. There was a motion to approve. The motion was seconded. The vote was 7 ayes, 0 nays, 2 absent and 2 open positions. The application was approved.