

FILE NO.: Z-9879

NAME: Rezoning from R-2 to C-1

LOCATION: 17900 Lawson Road

DEVELOPER:

James Kirk Wallace and Leigh Ann Wallace
17900 Lawson Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

James K. and Leigh Ann Wallace – Owners
Holloway Engineering – Agent

SURVEYOR/ENGINEER:

Holloway Engineering, Surveying and Civil Design, PLLC
200 Casey Drive
Maumelle, AR 72113

AREA: 1.97 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 1.97 acre property located at 17900 Lawson Road from "R-2" Single Family District to "C-1" Neighborhood Commercial District to allow for development of a market to sell fresh produce and handcrafted items.

B. EXISTING CONDITIONS:

The property is occupied by a one-story single family residence located at the southwest portion of the property. An access drive from Lawson Road is located

in front of the residence. Two (2) accessory buildings, including a small greenhouse, are located east of the residence.

C. NEIGHBORHOOD NOTIFICATIONS:

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: No comments.

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 received.

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 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 2021 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 2021 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 2021 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 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 (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:

1. Dedicate R/W to meet Master Street Plan if City requires. Contact Pulaski County for Quit Claim deed template for R/W dedication.
2. Provide septic approval and Volunteer Fire Department approval for any new buildings constructed on the property prior to requesting an address.

3. Obtain Driveway permit from PCRB (340-6800) for any new driveway or driveway improvements.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. 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 IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis 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 remains less than 6 units per acre. The application is to rezone from R-2 to C-1 for a local goods market.

Surrounding the application area is Residential Low Density (RL) with single-family residences on large tracts. To the north and east of the site are two undeveloped wooded tracts of land. 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.

This site is not in an Overlay District.

Master Street Plan:

Lawson Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Standard Right-of-way (ROW) is

90 feet. Sidewalks are required on both sides. This street may need more ROW and/or paving width. May require dedication of ROW or improvements.

Bicycle Plan:

Lawson Road is a Proposed BIKEWAY II-LANE on the Master Bike Plan. Class II Bike Lanes are a route designated by painted strips separating the bikeway from motor vehicle traffic and intended for the sole use by bicycles. Additional pavement markings and signage is required.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone the 1.97 acre property located at 17900 Lawson Road from "R-2" Single Family District to "C-1" Neighborhood Commercial District to allow for development of a market to sell fresh produce and handcrafted items.

The property is occupied by a one-story single family residence located at the southwest portion of the property. An access drive from Lawson Road is located in front of the residence. Two (2) accessory buildings, including a small greenhouse, are located east of the residence.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. A land use plan amendment from "RL" to "NC" Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the requested C-1 rezoning. Staff views the request as reasonable. There is a scattering of commercial uses and zoning along both sides of Lawson Road, between Sullivan Road and Marsh Road. There is also a nonconforming auto body shop three (3) lots to the west. The requested C-1 rezoning will not be out of character with the existing zoning pattern along this section of Lawson Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

The applicant was present, representing the application. Staff presented the item and a recommendation for approval. There were no objectors present. After general discussion, there was a motion to approve the application. The motion was seconded. The vote was 11 ayes, 0 nays and 0 absent. The motion passed unanimously.