

FILE NO.: Z-4156-C

NAME: GSBC – Hair Salon – PD-C

LOCATION: 5901 W 57th Street

DEVELOPER:

Greater Second Baptist Church, Incorporated (Owner)
5615 Geyer Springs Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Marvin Jarret (Agent)
Greater Second Baptist Church, Incorporated
5615 Geyer Springs Road
Little Rock, AR 72209

SURVEYOR/ENGINEER:

Harbor Environmental & Safety
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 0.40 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 13

CENSUS TRACT: 20.01

CURRENT ZONING: R-2 (CUP)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On February 26, 2015, the Little Rock Planning Commission approved a conditional use permit to allow the residential building on the R-2 zoned lot to be utilized as a food pantry, church office, and meeting space and storage by Greater Second Baptist Church located on the north east corner of W 57th Street.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 0.40 acre site from R-2 (CUP) to PD-C to allow a hair salon (barber/beauty) located at 5901 W 57th Street.

B. EXISTING CONDITIONS:

The property contains an existing one-story, 1,424 square foot single-family residence. An existing driveway provides access along W 57th Street. Properties east and south contain and R-2 zoning and uses. Properties to the west along Geyer Springs Road contain R-2, O-1, O-2 and I-2 zoning. A large church complex is located to the north across W 57th Street.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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. Provide accessible parking stalls where parking is provided in accordance with 2012 Arkansas Fire Prevention Code Sections 3411 and 1106.
2. Provide accessible route from the accessible parking stalls' aisles to existing building's accessible entrance in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments received.

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 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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the 65th Street East Planning District.

The Future Land Use Plan Map shows Public/Institutional (PI) for the requested area. This 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. The application is to rezone from R-2, Single Family District to PD-C, Planned Development-Commercial.

Surrounding the application area north of W 57th Street, the Land Use Plan shows Public/Institutional (PI) and Residential Low Density (RL). A church and single-family houses are located on this land. Residential Low Density (RL) to the east and south of the application site. Single-family houses are on most of these tracts. Across Geyer Springs Rd to the west are small areas of Office (O) and Public/Institutional (PI). A church and a few businesses are on this land. Commercial (C) is shown between Geyer Springs Road and University Avenue and along the South University Avenue Corridor. This land is mostly developed along University Avenue with some vacant land along Geyer Springs Road.

Master Street Plan:

On the north is W 57th St. a Local Street on the Master Street Plan.

Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential is considered a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. At the time of site development dedication of additional ROW or improvements may be required.

Bicycle Plan:

There are no Bike Routes in the vicinity.

Historic Preservation Plan:

There are no historic districts in the area. There are several potentially contributing homes to the north on Sunnydale Dr.

H. ANALYSIS:

The applicant proposes to rezone a 0.40 acre site from R-2 (CUP) to PD-C to allow a hair salon (barber/beauty) on the property. The property contains an existing one-story, 1,424 square foot single-family residence. An existing driveway provides access along W 57th Street. Properties east and south contain and R-2 zoning and uses. Properties to the west along Geyer Springs Road contain R-2, O-1, O-2 and I-2 zoning. A large church complex is located to the north across W 57th Street.

The church currently owns the property which was approved for Conditional Use Permit in February 2015. The existing CUP allows a food pantry, church office, a meeting space and storage uses operated by Greater Second Baptist Church (GSBC). The applicant notes the hair salon will not be owned or operated by the church. The hair salon will be independently owned and operated.

The hair salon will contain four (4) employees utilizing four (4) work stations. The operating hours will be from 10:00am to 8:00pm, Tuesday through Saturday.

The applicant provided to staff an example the long-term parking agreement to be provided to the future owner and operator of the hair salon along with a parking plan for the facility. The proposed salon will utilize a small portion of the large church parking lot located immediately to the west. The parking plan provides six (6) dedicated spaces for the hair salon to be located along the west side of the building adjacent to a handicap access ramp which enters the proposed hair salon. Staff feels the parking provided is sufficient to serve this use. The church will remain in compliance for required parking for the church use.

The applicant is proposing no additional signage at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (Signs allowed in office and institutional zones).

Any new site lighting must be low-level and directed away from adjacent properties.

The applicant notes standard City trash collection will be provided weekly. No dumpster is proposed at this time. Any new dumpster must comply with Section 36-523 of the City's Zoning Ordinance.

Staff is supportive of the requested PD-C zoning. Staff feels that this is a good location for a barber/beauty use to serve the community at large. There are

additional barber/beauty uses to the west along Geyer Springs Road and further along Geyer Springs Road as it veers north of GSBC. Staff feels that the proposed use should have no adverse impact on surrounding properties. Ample parking for the church is provided along W 57th Street located on the east and west sides of the church. Additional church parking is provided to the south of W 57th Street.

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 9, 2023)

Marvin Jarrett was present, representing the application. There was one (1) objector present. Staff presented the application with a recommendation of approval. The applicant deferred their time to the opposition for comments.

Troy Laha addressed the Commission in opposition to the application. He stated that the board he represented was opposed to the use and why a church was operating a salon.

Marvin Jarrett addressed the Commission representing the application. He briefly described the project, noting that the church was not operating the salon and that the owner of the salon business was attempting to purchase the property in the future.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 10 ayes, 0 nays, and 1 absent. The application was approved.