

FILE NO.: Z-9669

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NAME: Rezoning from R-2 to C-3

LOCATION: 19300 Lawson Road

DEVELOPER:

Nancy Brown (Owner)  
39 Rock Valley CV  
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

White-Daters Engineering  
(Tim Daters) Agent  
24 Rahling Circle  
Little Rock, AR 72223  
(501) 821-1667  
Nancy Brown (Owner)

SURVEYOR/ENGINEER:

White-Daters Engineering  
(Tim Daters) Agent  
24 Rahling Circle  
Little Rock, AR 72223  
(501) 821-1667

AREA: 2.139 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: NA      PLANNING DISTRICT: 22      CENSUS TRACT: 42.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.139-acre property located at 19300 Lawson Road from "R-2" Single Family District to "C-3" Commercial District. The

property is comprised of a single lot. The rezoning is proposed in order to construct a building for personal storage.

B. EXISTING CONDITIONS:

The 2.139-acre property located on the north side of Lawson Road west of the Marsh Road intersection. The site contains a metal frame barn structure near the north edge of the lot and is mostly open adjacent to Lawson Road with a cluster of trees along the eastern edge of the property.

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summitt Energy: No comment.

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 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.

**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.

**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:** Provide Site Plan for any new commercial structure built or placed on this property.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the West Fourche Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low (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 Single Family District (R-2) to General Commercial District (C-3) allowing for the future development of this land for commercial use. There is an accompanying application to amend the Land Use Plan Map to Commercial (C).

Surrounding the application area, the Land Use Plan Map shows Commercial (C) to the east and across Marsh Road to the east of the site following the north side of Lawson Road and Mixed Commercial and Industrial (MCI) following the south side. The Commercial (C) category provides for 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 Mixed Commercial and Industrial (MCI) category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial.

Residential Low Density (RL) is shown to the west and north of the site. Across Lawson Road to the south is outside of the City Planning Jurisdiction; therefore, there is no land use plan designations or zoning for this land. Within this land, one tract directly across the street to the south is a petrol station. The other is a single-family residence.

To the north of the application area, the land is zoned Single Family District (R-2) that has a single-family dwelling. The Single-Family District (R-2) provides for conventional single-family development with a minimum lot size of 7,000 square feet. This district is the default zoning used by the City of Little Rock for un-zoned areas. To the east the land is zoned General Commercial District (C-3) and is wooded and undeveloped. The General Commercial District provides for development of a broad range of general sales and service uses. To the west the

land is zoned Planned Commercial Development (PD-C). This PD-C was approved for a sod farm and to allow auto repair on the land.

This land is currently zoned Single-Family District (R-2) and has an existing developed single-family structure and an accessory structure on the land.

Master Street Plan: To the south is Lawson Road and it is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Lawson Road since it is a Minor 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 II Bike Route shown on Lawson Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

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

#### H. ANALYSIS:

The applicant proposes to rezone the 2.139-acre property located at 19300 Lawson Road from "R-2" Single Family District to "C-3" Commercial District. The property is comprised of a single lot. The rezoning is proposed in order to construct a building for personal storage.

The 2.139-acre property currently contains a metal frame barn structure near the north edge of the lot and is mostly open adjacent to Lawson Road with a cluster of trees along the eastern edge of the property. The property lightly slopes downward from back to front (north to south).

The property is bordered by C-3 and PD-C zoned properties on the east and west which are currently undeveloped or contain small businesses. The property is bordered to the north by R-2 zoned residential lots with Lawson Road running along the it's south perimeter. All properties south of Lawson Road are outside the zoning jurisdiction area and include residential and commercial uses.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. A Land Use Plan Amendment from "RL" 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 adjacent to a minor arterial roadway, one (1) lot west of a minor arterial/minor arterial intersection (Lawson Road/Marsh Street). Staff believes it is appropriate to continue the commercial development in the area.

Several of the surrounding properties are zoned commercial or have current commercial uses. This property is also located adjacent property designated as "C" Commercial on the City's Future Land Use Plan. Staff believes that the requested C-3 zoning will have no adverse impact on the surrounding properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 zoning.

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PLANNING COMMISSION ACTION:

(APRIL 14, 2022)

The applicant was present. There were two (2) objectors present in-person and via WebEx. Staff presented the application with a recommendation of approval. Tim Daters was present, representing the application.

Tim Daters addressed the Commission in support of the application. He briefly described the project, noting that the owner of the property wishes to construct a structure for private use and the zoning is required due to the type of building desired.

Louis Richey addressed the Commission. He stated that he represented the convenience store property to the south across Lawson Road. He stated that the additional commercial property would increase traffic and that the rezoning should be postponed until the road can be widened by the city.

Sarah Holliday addressed the Commission. She stated that she owned property adjacent to the project and was concerned about the possible traffic congestion and noise along with the impact that commercial buildings will have on the surrounding rural farm properties.

Tim Daters addressed the commission. He stated that the surrounding properties on both sides were zoned commercial and that the convenience store across Lawson Road is not in the city limits but is also a commercial use.

There was a discussion regarding the location of the property, the neighboring property zonings, and what the applicant stated the use of the new structure will be used for.

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 9 ayes, 0 nays, 1 recuse by Commissioner Vogel, and 1 open position. The application was approved.