

FILE NO.: Z-9671

NAME: Rezoning from R-2 to C-3 / OS

LOCATION: 7615 Stagecoach Road

DEVELOPER:

BMLW Properties, LLC
716 Crestwood Drive
Benton, AR 72015

OWNER/AUTHORIZED AGENT:

BMLW Properties, LLC (Owner)
Vernon J Williams (Agent)
GarNat Engineering, LLC
3825 Mt Carmel Road
Benton, AR, 72018

SURVEYOR/ENGINEER:

GarNat Engineering, LLC
3825 Mt Carmel Road
Benton, AR 72018

AREA: 7.83 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 42.21

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 7.83 acres at 7615 Stagecoach Road from "R-2" Single Family District to "C-3" General Commercial District for the northern portion of the property and "OS" Open Space for the southern portion of the property within the floodway to allow for future commercial development.

B. EXISTING CONDITIONS:

The property currently has a residential structure with an open yard area to the north and wooded area to the southeast. The property contains varying degrees of slope, primarily sloping downward from north to south with a designated floodway along the southern perimeter 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 Comment.

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 comment.

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.

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 comment received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: Project is a change of occupancy therefore subject to full plan review. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov or Steve Crain at 501-371-4875; scrain@littlerock.gov. to coordinate review.

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No Comments Received.

Planning Division: The request is in the Otter Creek Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes 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 application is to rezone from Single Family District (R2) to Open Display

Commercial District (C-4) to allow for the future development of commercial use of this property.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the north area. Park/Open Space is shown on the Plan Map to the east of the site. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. This land is zoned Single Family District (R-2). These are larger tracts with single-family houses on them. The Commercial (C) category includes 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 property to the south is zoned General Commercial District (C-3) and Open Display Commercial District (C-4). There is an office on a portion of this land. A larger portion of this and is undeveloped and wooded. The north, across Stagecoach Road, is land zoned general Commercial District (C-3) and Single Family District (R-2). There is a single-family house on the C-3 land and the R-2 land is mostly vacant with a bar on a small portion, nearest the interchange with I-430. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This land is zoned Single Family District (R-2) and is floodway/floodplain of Fourche Creek.

Master Street Plan: To the east is Stagecoach Road, shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Principal 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 Stagecoach 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 in proximity to, this land.

H. ANALYSIS:

The applicant is proposing to rezone the 7.83 acres at 7615 Stagecoach Road from "R-2" Single Family District to "C-3" General Commercial District for the northern portion of the property and "OS" Open Space for the southern portion of the property within the floodway to allow for future commercial development.

The property currently contains a vacant single story residential dwelling near the northeast corner of the property. A paved drive accesses the lot from

Stagecoach Road at the north connecting to a paved parking area near the dwelling. The lot currently has an open lawn area adjacent to the dwelling and a wooded rear yard area extending to the south with a perimeter wood and wire fence around the property.

The site is located within an area along Stagecoach Road which is becoming more commercial in nature due to its proximity to Interstate 430. C-2, and C-4 zoned properties are located along the southwest perimeter of the site and a C-3 property is located to the north of the site across Stagecoach Road. Mostly R-2 zoned residential properties border the south and east sides of the site. The City's Future Land Use Plan designates this property as "C" Commercial near Stagecoach and "PK/OS" Park / Open Space to the south in and around the floodway.

The requested C-3/OS zoning will not require an amendment to the future plan.

Staff is supportive of the requested C-3/OS zoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with other commercial zonings along Stagecoach Road and will represent a continuation of the existing zoning pattern. The properties immediately to the west of this site are currently zoned C-2 and C-4. Staff believes the proposed C-3/OS zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3/OS rezoning.

PLANNING COMMISSION ACTION:

(JUNE 9, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays, 0 absent and 1 open position.