

NAME: Wyatt – PD-C

LOCATION: 3122 Marshall Street

DEVELOPER:

MW Enterprises (Owner)
3734 Slauson Avenue
Los Angeles, CA 90043

SURVEYOR/ENGINEER:

Tucker Land Surveying
P.O. Box 116
Cabot, AR 72023

AREA: 0.32 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 11

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the site from R-3 to PD-C to utilize the property as a neighborhood grocery store.

B. EXISTING CONDITIONS:

The property contains an existing 1,912 square foot, wood-framed building that historically operated as a grocery store servicing the neighborhood at large. The store has been out of operation for a long period of time. The applicant has cleared the site of unnecessary trees, rubbish and debris accumulated over time. Properties surrounding the site contain a mixture of zoning and uses.

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 (PLANNING):

On September 9, 2025, staff met with the applicant to discuss technical issues associated with the proposed development. The applicant provided responses and revised site plan to staff regarding fencing, dumpster screening and location, and driveway access details. Staff notes that there are no additional questions or concerns regarding this application.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Marshall Street for the frontage of the property must meet commercial street standards. Dedicate right-of-way of 30 feet from the centerline.
2. Due to the proposed use of the property, the Master Street Plan specifies that W. 32nd Street for the frontage of the property must meet commercial street standards. Dedicate right-of-way of 30 feet from the centerline.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Marshall and 32nd Street.
4. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan adjacent to W. 32nd Street.
5. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
6. Show the location and dimensions on the site plan of the proposed commercial driveway accessing the parking lot as far from Marshall Street as feasible.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of the request for water must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

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 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. Buildings 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 buildings 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 2012 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 exceeds 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 placed with the approval of the fire code official.

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 Marshals 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.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

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. 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.

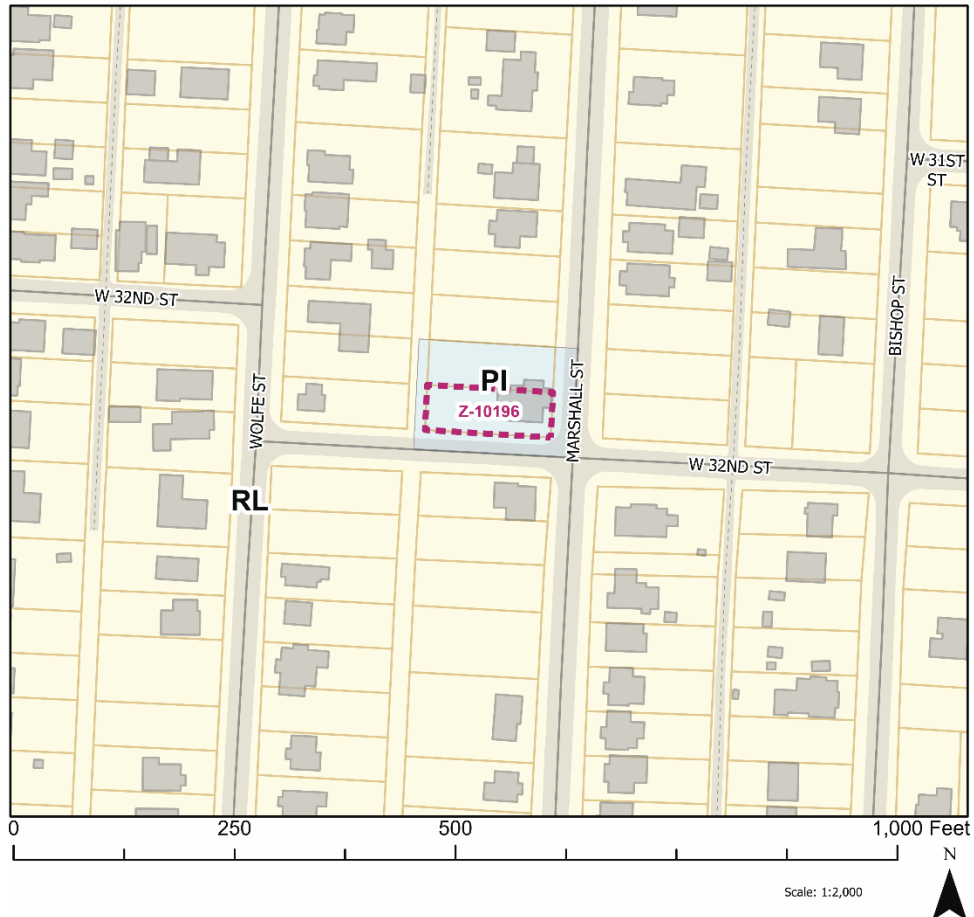
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 8, the Central City Planning District. The Development Principals of this district include strengthening the existing development and better define single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Public/Institutional (PI) uses for the requested area. The Public/Institutional (PI) 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 for PD-C for a neighborhood market.

Future Land Use Plan for Z-10196

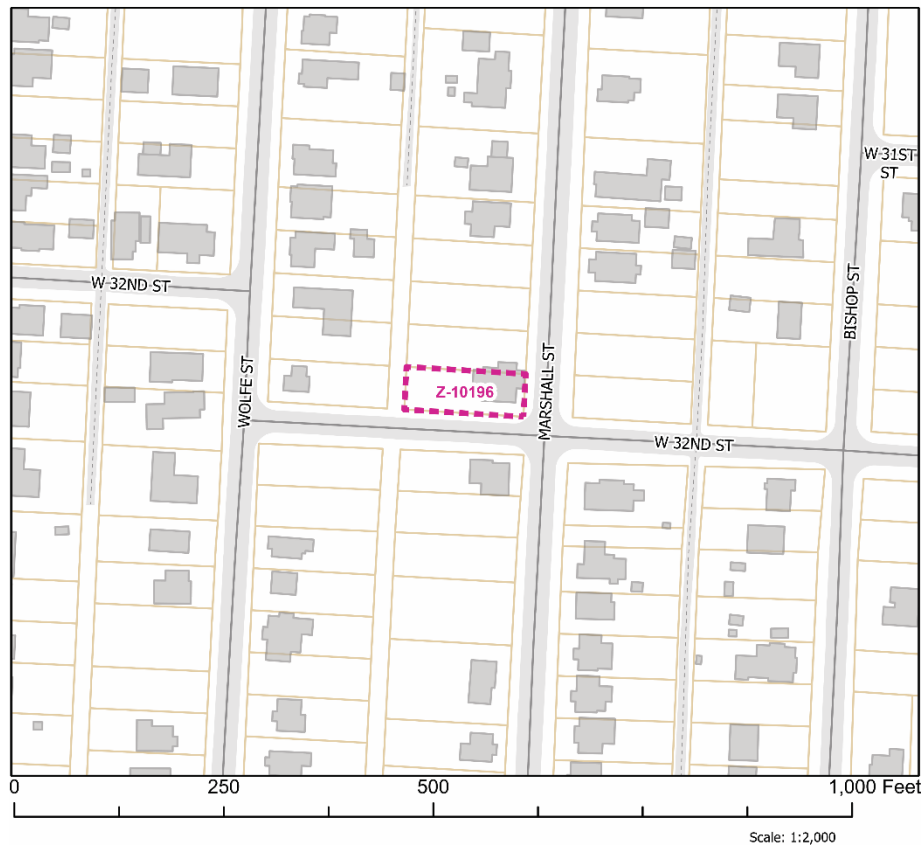


Future Land Use Plan

Surrounding the application are Residential Low (RL) Density uses characterized by single-family homes and duplexes.

This site is not located in an Overlay District.

Master Street Plan for Z-10196



Master Street Plan:

Marshall St and W 32nd St are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Marshall St and W 32nd St are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to rezone the site from R-3 to PD-C to utilize the property as a neighborhood grocery store.

The property contains an existing 1,912 square foot, wood-framed building that historically operated as a grocery store servicing the neighborhood at large. The store has been out of operation for a long period of time. The applicant has cleared the site of unnecessary trees, rubbish and debris accumulated over time. Properties surrounding the site contain a mixture of zoning and uses.

The existing building will be remodeled for the proposed neighborhood grocery store use. Operating hours will be Monday through Sunday, from 7:00am to 7:00pm, and a maximum of three (3) employees at any given time.

Access to the property will be from the twenty (20) foot wide alley along the west property line. The applicant is proposing to develop the ally according to Master Street Plan standards from W. 32nd Street, through the north property line to service wheeled traffic entering the parking lot. Staff supports the proposed access.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of ten (10) parking spaces for the proposed use. The site plan shows eight (8) parking spaces, including one (1) required ADA compliant parking space. On-street parking is allowed in the area. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows a dumpster location on the south side of the building along W. 32nd Street. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant notes that all landscaping will comply with all Chapter 15 (Landscape Ordinance) for screening, landscaping, and buffer requirements.

The applicant is not requesting any signs with this application. Any future signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan shows perimeter fencing along the north, south and west property lines. Any new fencing or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. The existing fence must be maintained as required.

All site lighting shall be low-level and directed away from adjacent properties. Staff is supportive of the requested PD-C zoning. The property historically operated as a neighborhood grocery store servicing the community at large.

Following the previous grocery store use, the building operated as community church. The applicant notes that, in addition to the grocery store use, the store will operate as a “mini mart” providing food items, fresh fruits and vegetables, therefore helping to address the food desert concerns associated with many communities throughout the city. Although there will be a minor increase in traffic, most parking will occur in the rear of the building. Additional on-street parking is also available along Marshall Street. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. 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:

(OCTOBER 9, 2025)

The applicant was present. There were three (3) persons registered in opposition. The item was taken off the Consent Agenda and opened for discussion. Clara Taylor expressed concerns about traffic in the undeveloped alley that is directly behind her house which could potentially affect her grandchildren. Both Clara Taylor and Sondra Thomas shared concerns about possible loitering, traffic congestion for a quiet neighborhood, other convenience stores are already within a close vicinity, and the hours of operation. Ms. Westerly chose not to voice her concerns. After some discussion there was a motion to defer the application. There was a second. The vote was (9) ayes, (0) nays and (2) absent. The motion passed. The application was deferred to the November 13, 2025 Planning Commission Hearing date.

STAFF UPDATE:

Since the October 9, 2025 Planning Commission meeting, the applicant has submitted revisions to the proposed PD-C zoning to Staff as follows:

1. The lot immediately to the north has been added to the proposed PD-C development. A sidewalk leading from the parking lot to the front of the building, as well as landscaping, has been added, extending onto the adjacent lot. A portion of the existing building extends onto the adjacent lot. The remainder of the adjacent lot will remain undeveloped. If additional future development is proposed on the north portion of the property, a Revised PD-C zoning will be required.

2. A revised site plan has been submitted with the following revisions:
 - a. The alley right-of-way will be improved to the north property line of the overall property.
 - b. Parking layout has been revised. The handicap parking space has been moved. The parking area contains 27 feet of maneuvering area for the parking spaces.
 - c. The dumpster area has been defined along the south side of the existing building. Access gates and screening has been noted and will be provided as per Section 36-523 of the code. A sidewalk has been added from the front of the store to the dumpster.

The paved entry area and sidewalks in front of the building will tie into the existing sidewalk along the Marshall Street frontage. Any new paving in front of the building will require a franchise application. According to the Public Works comments, the sidewalk along Marshall Street, including ADA access at the intersection, will need to be improved to current standards.

Staff continues to support the proposed PD-C zoning.

PLANNING COMMISSION ACTION: (NOVEMBER 13, 2025)

The applicant was present. There were five (5) persons registered in opposition and (5) persons registered in support. The item was taken off the Consent Agenda and opened for discussion. The Commissioners gave the applicant the option to defer the item due to an incomplete commissioner attendance. The applicant chose to remain on the agenda. Shirley Christopher was fearful of another fire in the area. Clara Taylor voiced concerns about other convenience stores nearby. Ms. Wesley chose not to speak. Sondra Thomas voiced concerns about not needing a grocery store in the neighborhood, not receiving a notice, but her son did, and stating that the building was under investigation after the fire. Ruby Jefferies voiced concerns of grocery stores not being conducive to a neighborhood, there are plenty of convenience stores in the area, and that the grocery store will bring unwanted traffic and crime to the area. Christopher Davis stated the neighborhood was in a food desert and was in need for a grocery store with fresh, whole foods for public health and community reasons. Kittie Payton stated that the neighborhood needs this store due to there not being grocery stores nearby that offers fresh, healthy food. Andrew Slack stated he wants to build the community by fixing broken buildings and that the grocery store will bring employment to the community. Jason Duncan stated he worked with the applicant on more than a dozen projects,

including this grocery store. He stated the grocery store will bring affordable foods to the neighborhood and create a walkable thriving community. LaKara Vargas stated the opposition's concerns were based on fear and restated the grocery store would offer meats and fresh produce from local sources. All persons registered in support reiterated the grocery store would not offer alcohol, tobacco products or lottery tickets. After some discussion there was a motion to approve the application. There was a second. The vote was (7) ayes, (0) nays, (3) absent, and (1) open position. The motion passed. The application was approved.