

NAME: GT Auto Sales – PD-C

LOCATION: 10401 Helm Drive

DEVELOPER:

David Perez (Owner)
10401 Helm Drive
Mabelvale, AR 72103

SURVEYOR/ENGINEER:

Richardson Engineering, PLLC (Agent)
325 W. South Street
Benton, AR 72015

AREA: 3.5 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 3.5 acre site from R-2 to PD-C to allow for the development of an auto sales lot.

B. EXISTING CONDITIONS:

The site contains an existing building utilized for an auto sales and body shop. Properties in the general area contain a mixture of zoning and uses.

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 (PLANNING):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, ADA and ordinances are met.
2. All streets, sidewalks and drainage shall comply with City of Little Rock Standards and Specifications.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Per Sec. 36-508. - Pavement requirements every parcel of land which after the effective date of this chapter is changed to a parking area, automobile, other vehicle or trailer sales or storage area or automobile or motor vehicle service station, garage or other vehicle use area shall be paved where subject to wheeled traffic. The minimum pavement requirement shall be one and one-half (1½) inches asphaltic concrete hot mix with a five-inch compacted base or a double surface treatment with a five-inch compacted base or a four-inch concrete slab and shall have appropriate bumper guards where needed. Asphalt roofing and by-products of its manufacture are expressly prohibited as a base course or as surfacing material on parking lots and/or drives. Low impact development (LID) facilities and techniques are allowed to be used for parking lot design and construction, unless conditions make LID infeasible as determined by the director of public works or his/her designee. LID techniques for parking lot design include, but are not limited to, pervious surfacing and bioretention swales. Pervious surfacing may be an option for all or a portion of the vehicular use area depending on the use, soil conditions and associated vehicular traffic. Pervious surfacing includes, but is not limited to, paving blocks, pervious concrete and porous asphalt. The surface of the vehicular use area shall be maintained to comply with the approved plan. (Code 1961, Ch. 43, § 8-101(i); Ord. No. 21,079, § 1, 8-4-15)
5. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
6. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

8. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
9. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
10. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
11. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Mabelvale Pike Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required;
2. Due to the proposed use of the property, the Master Street Plan specifies that Helm Dr. for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. 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.
4. With site development, provide design of Helm Drive conforming to the Master Street Plan. Construct one-half street improvement to Helm Drive including 5-foot sidewalks with planned development to a width of 15.5 ft from center of street to new back of curb.

5. Show the proposed location of the stormwater detention pond. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
6. If permitted the south gravel driveway should be constructed with a concrete apron from the edge of street pavement to the property line.
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
8. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a 15' utility easement on the West side of the property for the existing 12' DI main.

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 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 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. 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 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 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.

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 replace 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.

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:

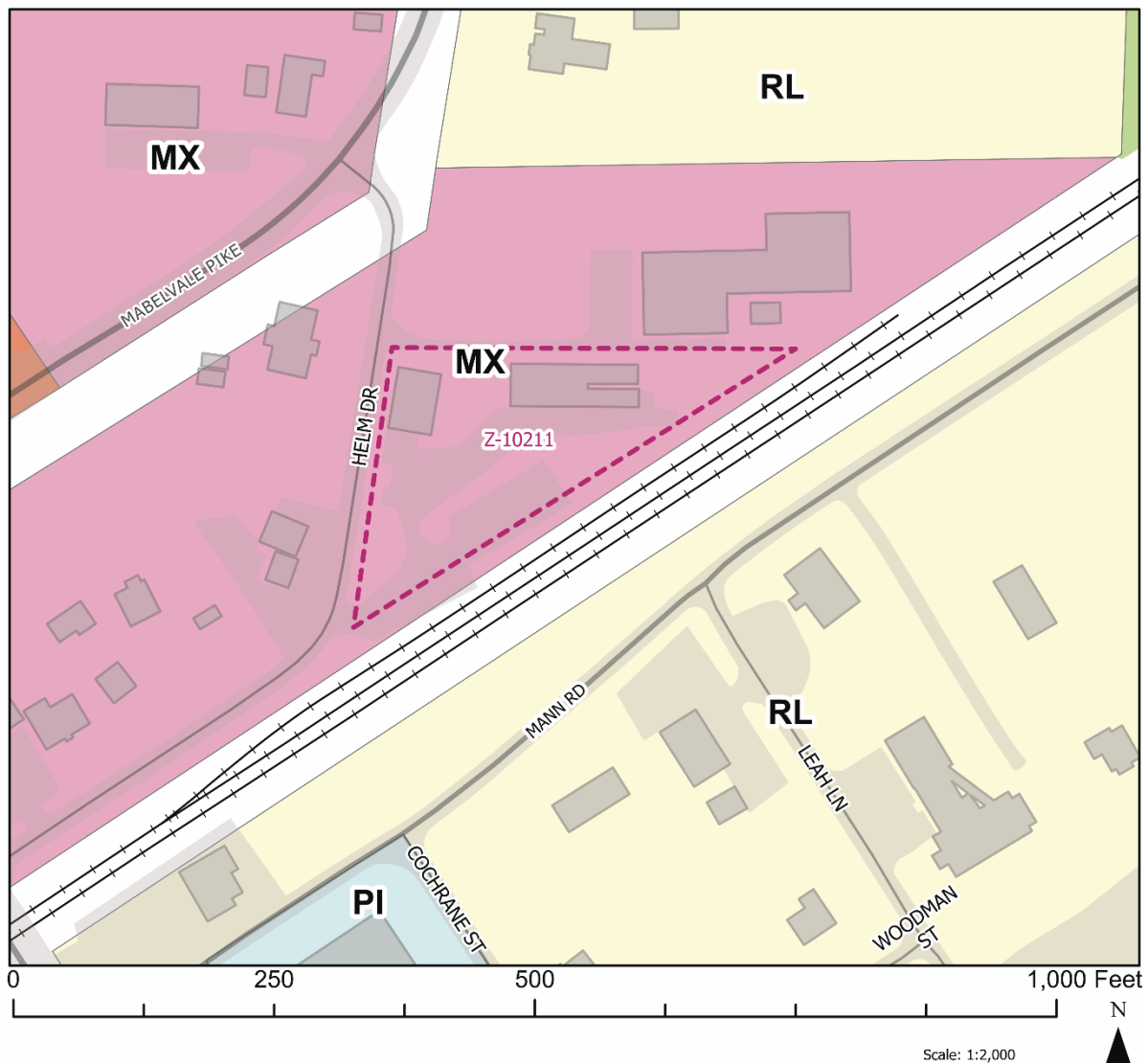
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential usage, and to improve traffic circulation. The

Future Land Use Plan for Z-10211



Land Use Plan shows Mixed Use (MX) use for the requested area. 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. The application is for a Planned Development-Commercial for Auto Sales.

Surrounding the application area, the southeast boundary of the application area meets the Union Pacific Railroad right-of-way. To the west and southwest is area designated for Mixed Use (MX) uses and is characterized by single-family homes, small apartment complexes, duplexes, and commercial businesses.

This site is not located in an Overlay District.

Master Street Plan:

Helm Dr. is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan for Z-10211



Bicycle Plan:

Helm Dr. is 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 proposes to rezone a 3.5 acre site from R-2 to PD-C to allow for the development of an auto sales lot.

The site contains an existing building utilized as an auto sales and body shop and several smaller existing buildings utilized for storage. Properties in the general area contain a mixture of zoning and uses.

Access to the site will be provided by two (2) driveways extending from Mabelvale Pike. There is an existing 18 foot driveway near the southwest corner of the property. The applicant is proposing a second, 21.7 foot driveway, located near the northwest corner of the property.

The developer will construct a new 3,200 square foot building in the northwest area of the property near the north property line. The existing building currently operates as an auto repair/body shop. The owner intends to continue existing operations to repair vehicles brought in as inventory.

The site plan shows a front building setback over twenty-five (25) feet from the west property line, ten (10) feet from the side (north) property line, over one-hundred fifty (150) feet from the south property line, and well over three hundred (300) feet from the rear property line.

The applicant notes that the business will not offer recreational (RVs) or all-terrain (ATVs) vehicles for sale. Outside storage of auto parts, etc., will not be allowed at any time.

All incidental work must be done inside an enclosed building.

Operating hours will be from Monday-Friday from 8:00am to 6:00pm with a maximum number of three (3) employees at any given time.

Typically, eight (8) parking spaces are required for the proposed use. The applicant is providing nineteen (19) parking spaces, including two (2) ADA parking spaces. Employee, ADA and customer parking is located on the west side of the building. The inventory parking area is located near the north entrance along Mabelvale Pike. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows a security fence along the north property line. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The applicant did not submit a signage plan with this application. All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant notes the owner will utilize the existing dumpster for his current business on the property. Any dumpster on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

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

The abutting R-2 zoned property to the north is owned by the applicant. However, a screen/buffer must be placed along the north property line.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

Staff is supportive of the requested PD-C zoning. To staff's knowledge there are no outstanding technical issues with this application. Staff feels the proposed use is compatible and similar to the development pattern in the area. The proposed auto sales use is located along Mabelvale Pike (minor arterial). The area contains a mixture of zoning and uses. 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 and staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 13, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was (7) ayes, (0) nays, (3) absent, and (1) open position. The motion passed. The application was approved.