

NAME: Paris Jewelry Store

LOCATION: 8505 Geyer Springs Road

DEVELOPER:

Abraham Nepomuceno (Owner)
76 Fletcher Ridge Circle
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Terry Burrus (Agent)
11912 Kanis, F-8
Little Rock, AR 72211

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.31 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: O-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the site from O-3 to PD-C to allow for the development of a commercial retail jewelry store. The applicant is also requesting O-3 permitted uses as alternate uses for the property.

B. EXISTING CONDITIONS:

The site contains an existing brick, commercial style building that will be demolished and replaced with a newly constructed building to serve the proposed use. The subject property is located due south of Interstate 30, along the east side of the Geyer Springs Road corridor (Minor Arterial). This corridor contains a mixture of commercial/ office zoning and uses in all directions.

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. 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."
2. The handicap stall shall be a van accessible stall at 11ft in width and a 5ft. minimum accessible aisle.
3. Look at widening your drive to fix the radius issue, maybe 30ft?
4. Where will your dumpsters be located?
5. Parking stalls on the west must be a minimum of 180 sqft. Please revise.
6. Fence proposed at rear shall be permitted separately. If it is 7ft or taller, then it shall be designed by an Arkansas Licensed Engineer (Structural).
7. Provide 25 year and 100 year storm event calculations at time of building permit.
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).
10. 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.
11. 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.

12. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
13. 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.
14. 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.
15. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
16. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

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 this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. 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.
3. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan to be placed adjacent to Marshall St.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

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 Codes: 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: No comments received.

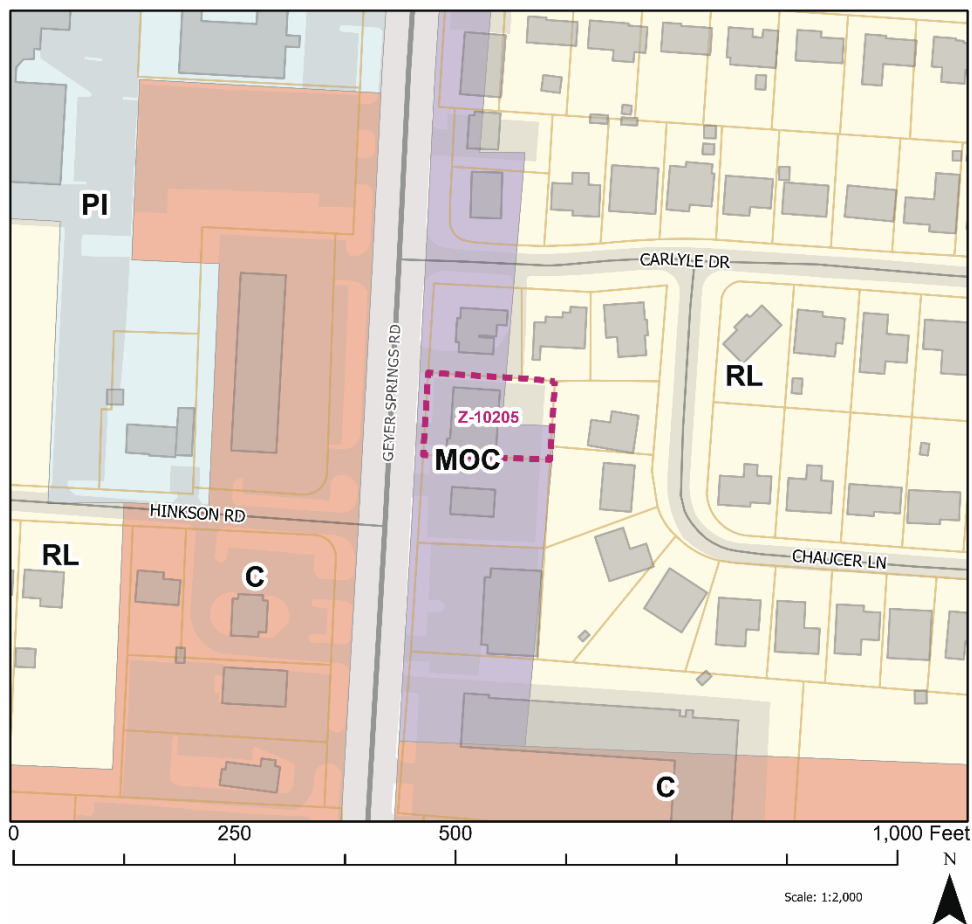
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of the district include improving street infrastructure, pedestrian facilities, and drainage. The Land Use Plan shows Mixed Office and Commercial (MOC) use for the requested area. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The application for PD-C for a jewelry store.

Future Land Use Plan for Z-10205

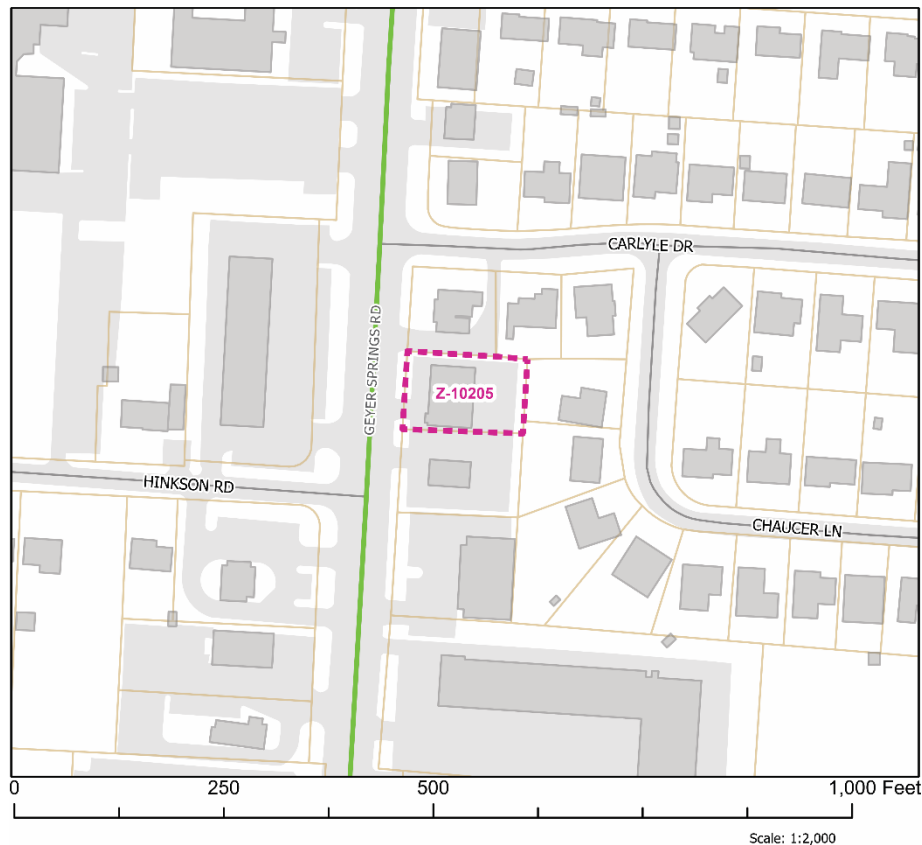


The application is in the Geyer Springs Rd commercial corridor in an area designated for Mixed Office and Commercial use. West across Geyer Springs Rd is designated for Commercial (C) use and is characterized by a strip retail center and free-standing restaurants and offices. East of the application is Residential

Low (RL) Density use characterized by single-family homes in developed subdivisions.

This site is not located in an Overlay District.

Master Street Plan for Z-10205



Master Street Plan:

Geyer Springs Rd. is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Geyer Springs Rd. 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 is proposing to rezone the site from O-3 to PD-C to allow for the development of a commercial retail jewelry store. The applicant is also requesting O-3 permitted uses as alternate uses for the property.

The site contains an existing brick, commercial style building that will be demolished and replaced with a newly constructed building to serve the proposed use. The subject property is located due south of Interstate 30, along the east side of the Geyer Springs Road corridor (Minor Arterial). This corridor contains a mixture of commercial/ office zoning and uses in all directions.

The site will be accessed from twenty-four (24) foot wide, paved driveway apron extending from Geyer Springs Road.

The developer will construct a 4,200 square foot building that will be constructed on the site. The site plan shows a front building setback over twenty-five (25) feet from the front property line, 12.5 feet from the north and south property lines and ten (10) feet from the rear property line.

Operating hours will be from 10:00am to 7:00pm seven days a week and will have five (5) staff at any given time.

The applicant is providing ten (10) off-street parking spaces, including one (1) ADA parking space as required by Section 36-502 of the City's Zoning Ordinance. Staff feels the parking is sufficient for the proposed use.

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

The applicant notes the vendor will utilize a cleaning service for trash collection and disposal. Any dumpster placed on the site must be screened comply with Section 36-523(d) of the City's Zoning Ordinance.

All site lighting shall be low-level and directed away from adjacent properties.

The site plan shows an eight (8) foot tall opaque fence along the rear property line that will be required as the abutting subdivision to the east contains residential

zoning and uses. Any fence erected on the property must comply with Section 36-516 of the City's Zoning Ordinance.

To staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the requested PD-C zoning for the proposed use, including O-3 permitted uses as alternate uses. Staff views the request as reasonable. The property was formerly commercially utilized by Diversified Investments. The proposed commercial use is compatible with the existing commercial uses along the Geyer Springs corridor. The jewelry store is the only non O-3 use proposed for the property.

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 no persons registered in opposition. The item was removed from the Consent Agenda to address questions by the commission. Commissioner Russell expressed concerns about the site plan meeting minimum standards, setbacks, access and parking. After some discussion there was a motion to approve the application. There was a second. The vote was (8) ayes, (1) nays and (2) absent. The motion passed. The application was approved.