

FILE NO.: Z-5093-B

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NAME: Rezoning from C-2 to C-3

LOCATION: 317 S. Shackleford Road

DEVELOPER:

Anchor Realty Investments, LLC  
102 Country Club Pkwy.  
Maumelle, AR 72113

OWNER/AUTHORIZED AGENT:

Anchor Realty Investments, LLC - Owner  
Jess Griffin – Agent

SURVEYOR/ENGINEER:

Smith and Goodson  
7509 Cantrell Road, Suite 227  
Little Rock, AR 72207

AREA: 2.06 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 2      CENSUS TRACT: 22.09

CURRENT ZONING: C-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 2.06 acre property from "C-2" Shopping Center District to "C-3" General Commercial District for future commercial development of the property.

B. EXISTING CONDITIONS:

The property is occupied by a one-story commercial building which was previously used as a restaurant. An access drive from S. Shackleford Road is located near

the northwest corner of the property. Paved parking is located on all sides of the building.

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.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

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.

### **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: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Rodney Parham 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 C-2 (Shopping Center District) to C-3 (General Commercial District).

Surrounding the application area on the north is Commercial (C) with a hotel, strip commercial and fast food. 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. Across S Shackleford Rd, to the west is Commercial with restaurants, emergency medical office, commercial warehouse, commercial strip, motel, car wash and car rental. On the east and south is the I-430/I-630 interchange.

Master Street Plan:

South Shackleford Road is shown as a Minor Arterial on the *Master Street Plan Map*. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be limited to allow for continuous traffic flow while providing some access to adjoining property, Deceleration Lanes are required. Right of way is 90 feet. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The *Master Bike Plan Map* does not show existing or proposed facilities in this area of S Shackleford Road.

Historic Preservation Plan:

There are no Historic Sites or Districts in vicinity.

H. ANALYSIS:

The applicant requests to rezone the 2.06 acre property located at 317 S. Shackleford Road from "C-2" Shopping Center District to "C-3" General Commercial District for future commercial development of the property.

The property is occupied by a one-story commercial building which was previously used as a restaurant. An access drive from S. Shackleford Road is located near the northwest corner of the property. Paved parking is located on all sides of the building. The property is located on the east side of S. Shackleford Road, with interstate right-of-way along the property's west and south boundaries.

The property is located in an area of commercial zoning along S. Shackleford Road. The property immediately to the north is zoned PCD and contains a hotel complex. The properties further north are zoned PCD and C-3. The properties

across S. Shackelford Road to the west are zoned C-3 and contain mixed commercial uses.

The City's Future Land Use Plan designates this property as "C" Commercial. The proposed C-3 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested rezoning from C-2 to C-3 to allow future commercial development of the property. Staff views the request as reasonable. There is existing C-3 zoning west and north of the site. Interstate right-of-way is located to the east and south. S. Shackelford Road at this location is classified as a minor arterial roadway. Staff believes that this is an appropriate location for C-3 zoning.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

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PLANNING COMMISSION ACTION:

(MARCH 9, 2023)

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 recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 1 absent and 1 abstain (Brown).