

FILE NO.: Z-10104

NAME: Gonzalez Outdoor Market - PCD

LOCATION: West side of Geyer Springs Road, approximately 0.4 miles south of Mabelvale Cut-Off

OWNER:

CBT Forestry LLC
P O Box 22515
Little Rock, AR 72211

AUTHORIZED AGENT/SURVEYOR:

Atelier Arkansas
6506 Marguerite Lane
Little Rock, AR 72205
(501) 920-9029

AREA: 32.0 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 CENSUS TRACT: 41.06

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 32-acre site located on the West side of Geyer Springs Road, approximately 0.4 miles South of Mabelvale Cut-Off from R-2 to PCD. The applicant is proposing to use the northern eleven (11) acres of the property to construct an outdoor open-air market.

B. EXISTING CONDITIONS:

The property is located in an R-2 zoning. The request is in the Geyer Springs West Planning District. The Land Use Plan shows PK/OS and RM for the requested area. Surrounding the application area on the north and south is undeveloped timberland. To the west in an area of Residential Low Density are single family residences on large tracts of land. East across Geyer Springs Rd in an area of Public/Institutional use are faith-based organizations.

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:

1. Remove one of the drives and revise plan. You do not have enough frontage to allow for two drives.
2. The driveway shall be a minimum of 100 feet from the property line.
3. Driveway cannot exceed 36feet in width.
4. You shall add handicap parking near the field. Each parking area near the field shall have handicap.
5. Your van stalls shall be a minimum of 11ft in width with a minimum of a 5ft access aisle.
6. Where is your site circulation? There are no sidewalks. Provide sidewalks. You shall ensure the sidewalk connects to your boundary street improvements and allows circulation through the site.
7. Grading permit required to be applied for.
8. Stormwater detention required. I don't see any drainage system layouts proposed.

PUBLIC WORKS:

1. Geyer Springs Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Geyer Springs Road including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 ft from the centerline.
3. Sidewalks with appropriate handicap ramps are required to be provided within the site from Geyer Springs Road to the pavilions and soccer field. Sidewalks should be provided from parking lots to pavilion area and soccer field with safe pedestrian street crossings. At least 1 raised pedestrian crossing on the main entrance street should be installed to safely cross pedestrians and calm traffic. Show the proposed safe pedestrian crossings and other sidewalks on a revised plan.
4. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805.

5. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. 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.
7. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
9. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
10. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
11. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
12. Streetlights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
13. 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.
14. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Due to the property width adjacent to Geyer Springs Road only 1 driveway is allowed. The width of driveway must not exceed 40 feet.
15. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50' back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Geyer Springs Road with the proposed private street.
16. Traffic calming devices are required for long straight streets to discourage speeding. Traffic circles or round-a-bouts are suggested at regular intervals and at main intersections. Contact Travis Herbner, Traffic Engr. at 379-1805 for additional info.

17. 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.
18. The main entrance exit street with 3 lanes to the first driveway should be constructed to a width of 40 ft from back of curb to back of curb.
19. The round-a-bout must conform with AASHTO Roadway standards for dimensions, splitter islands, lighting, signage, striping, and pedestrian access.

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

Little Rock Water Reclamation Authority: No comments.

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 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 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 2021 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.

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 exceed 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 places 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 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 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit for all structures. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at

501.371.4724; crichey@littlerock.gov or Tim Whitener at 501-371-4875 twhitener@littlerock.gov.

All structures must have snow load and wind load calculations compliant with 2021 Arkansas Fire Protection Code.

Using temporary restroom facilities on a permanent basis has not been approved with this zoning action and is subject to Building Code review and Arkansas State Health review. A restroom building may be required.

Landscape:

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 VII Planned Zoning District and, Article IX – Buffers and Screening.

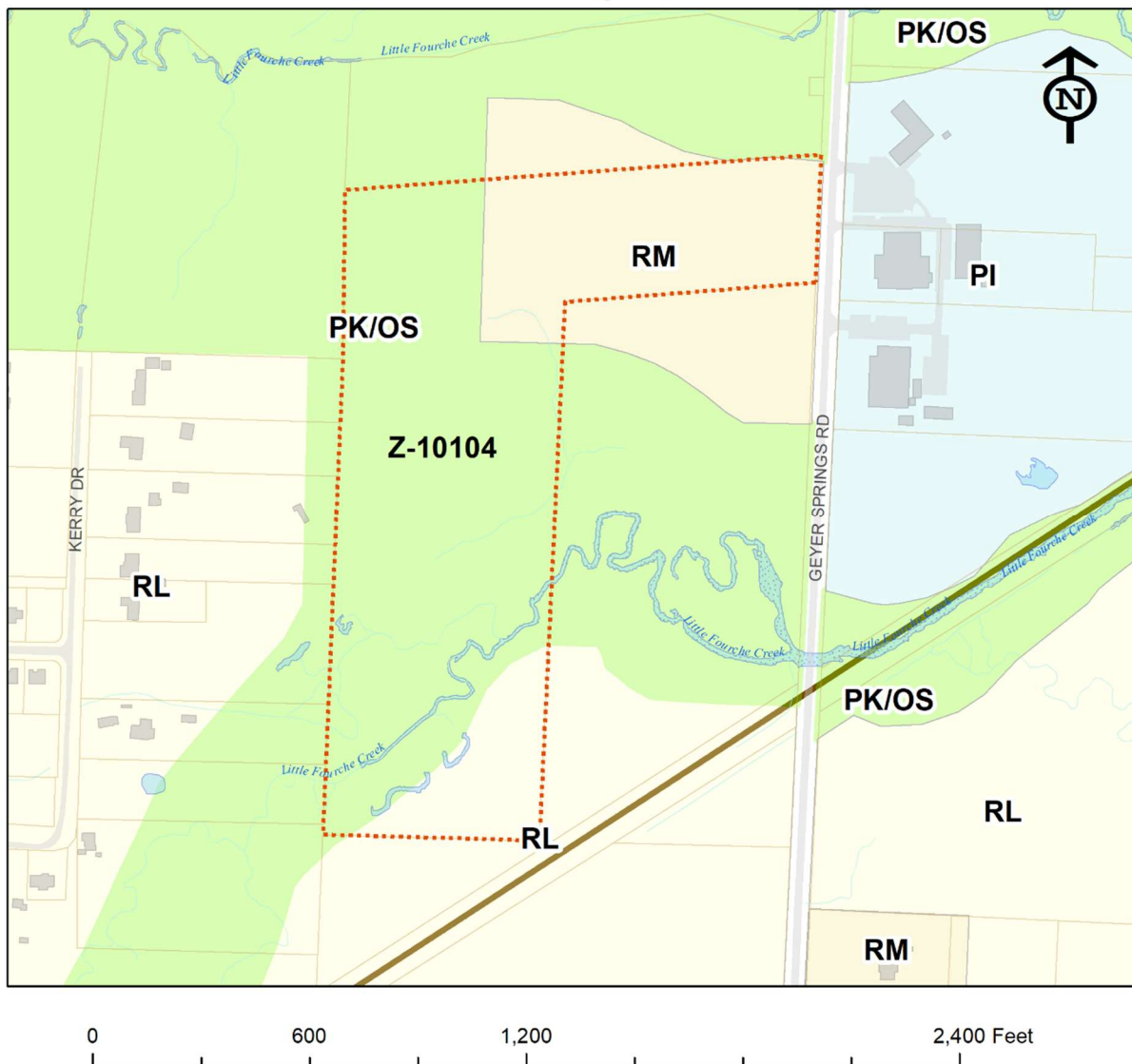
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs West Planning District. The Land Use Plan shows PK/OS and RM for the requested area. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Residential Medium Density (RM) use accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is PCD for Market/Recreation Facilities.

Land Use Map Z-10104



Surrounding the application area on the north and south is undeveloped timberland. To the west in an area of Residential Low Density are single family residences on large tracts of land. East across Geyer Springs Rd in an area of Public/Institutional use are faith-based organizations.

This site is not located in an Overlay District.

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.

Master Street Plan Z-10104



Bicycle Plan:

Geyer Springs Rd is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone a 32-acre site located on the West side of Geyer Springs Road, approximately 0.4 miles South of Mabelvale Cut-Off from R-2 to PCD. The applicant is proposing to use the northern eleven (11) acres of the property to construct an outdoor open-air market.

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The design concept consists of four (4) 40 ft by 100 ft, unenclosed metal structures.

Three of the structures will be used for retail (open air market), while the fourth will be used for a lounge/eating area. There will be an area for trash to the west of the four structures and a soccer field to the southwest.

There will also be a 40 ft by 40 ft Restrooms building with CMU walls and Metal Structure, 12 toilet stalls, 4 ADA and 4 urinals. The restrooms are 38'-8" by 14'-4" with a Mechanical Room in between.

There will be parking for 56 vehicles, 20 of them for handicapped parking, between the four structures. The design includes additional parking for about 176 cars to the West, 68 spots to the Southwest and 120 spots across the street to the South. The design calls for parallel parking for food trucks along the North of the main entry drive. The design pathways, roads and parking areas to the west, south and southwest will all be covered with compacted gravel/stone pebble to provide better drainage. The parking spaces around the structures and crossings will be paved for accessibility.

The owner plans to develop the in phases. First phase would consist of clearing out the land and making the road and parking lot across the road to the south of the propose building site. The second phase would consist of constructing the first metal structure with its paved parking and pathways for accessibility, and

construction of a section of the road to the north. The third phase would consist of constructing another metal structure, parking and adding to the road in the north. Fourth phase would be the same as previous phases constructing another structure, parking and road. Fifth phase would consist of constructing the fourth structure and the restroom and finishing the parking, finishing the roads, and constructing the soccer field.

Hours of operation will be Thursday, Friday, Saturday and Sunday from approximately 6:00am to 7 or 8:00pm during the summer months and approximately 7:00am to 5:00pm during the winter season, which coincides with sunrise to sunset.

Any dumpsters must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

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

All signage must comply with Section 36-555 (signs permitted in commercial zones).

Staff is supportive of the requested rezoning from R-2 to PCD for the proposed open air market and soccer field development. Staff believes the request is reasonable and that the proposed use is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PCD rezoning request subject to compliance with the comments and conditions noted in paragraph D, E, and F and the staff analysis of the agenda staff report.

Development shall at a minimum per code use an Low Impact Design (LID) for any parking and drives, gravel will alone will not be accepted as a parking material. The LID shall be submitted and reviewed and approved by staff before installation.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was present. There were four (4) persons present in opposition. Pam Noble, Huester Barton, Sharon Stewart and James Stewart, voiced concerns about security, traffic issues and noise. After much discussion there was a motion to approve the application. There was a second. The vote was 7 ayes, 1 nay, 2 absent and 1 open position. The motion passed.