

FILE NO.: Z-7899-A

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NAME: Britt Short-form PD-C

LOCATION: Located at 10111 Chicot Road

DEVELOPER:

Lawrence Britt  
10111 Chicot Road  
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Carolyn Williams and Lawrence Britt, Owner

SURVEYOR:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.25-acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 2    PLANNING DISTRICT: 15 – Geyer Springs West    CENSUS TRACT: 41.06

CURRENT ZONING:      PD-O

ALLOWED USES: Financial services – including cash advance, credit repair, home warranties, mortgage company, loan pre-approval

PROPOSED ZONING:      PD-C

PROPOSED USE: Allow parking of a commercial vehicle for a plumbing company at this site.

VARIANCE/WAIVERS:      None requested.

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BACKGROUND:

Ordinance No. 19,407 adopted by the Little Rock Board of Directors on September 20, 2005, rezoned the site from R-2, Single-family District to PDO, Planned Development Office, to allow the conversion of the existing single-family structure into an office use to

be utilized as a financial services office including cash advance, credit repair, home warranties, mortgage company, loan pre-approvals. The approval allowed the days and hours of operation to be from 8:00 am to 8:00 pm Monday through Friday and from 9:00 am to 1:00 pm Saturday. A maximum of six (6) employees were approved to report to the site.

The approval allowed parking to be added to the rear of the structure consisting of seven (7) parking spaces. A new drive was to be extended from Caylor Lane and landscaping was to be added adjacent to the new parking area. The driveway location was added to the site. No new paved areas were added to the site.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to allow the rezoning of the site to PD-C, Planned Development Commercial, to allow the applicant to park his commercial vehicle for his plumbing business at this site. There are no employees of the business. The applicant will utilize an area within his existing home as his office space for the business.

B. EXISTING CONDITIONS:

The site contains a single-family home fronting on Chicot Road. A driveway has been placed in the rear yard from Caylor Lane. There is a daycare facility located to the south of the site and single-family homes located to the east of the site. There is a mixture of office, commercial and residential uses in this area. Chicot Road has developed with four (4) travel lanes and a continuous center turn lane. There are sidewalks in place along the Chicot Road frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Chicot Neighborhood Association, the West Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Chicot Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45-feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Caylor Lane for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.

E. Utilities/Fire Department/Parks/County Planning:

Entergy: Entergy does not object to this proposal. Adequate clearances to all motorized vehicles and the power line shouldn't be an issue. Contact Entergy in advance to discuss adjustments to existing facilities (if any) as this project is approved.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro route #22 – University Avenue/Mabelvale.

Planning Division: This request is located Geyer Springs West Planning District. District. The Land Use Plan shows Suburban Office (SO) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for rezoning from PD-O (Planned District Office) to PD-C (Planned Development Commercial) to allow a plumbing business to operate from his home and allow the parking of a commercial vehicle at this site

Master Street Plan: West of the property is Chicot Road and it is shown as a Principal Arterial on the Master Street Plan. North of the property is Caylor Lane and it is shown as a Local Street on the Master Street Plan. The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chicot Road since it is a Principal Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential

zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was not present. Staff presented an overview of the item stating they would work with the applicant to resolve any of their concerns prior to the item being forwarded to the full Commission for review and approval. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the June 6, 2018, Subdivision Committee meeting. The applicant is proposing to rezone the site from PD-O, Planned Development Office, to PD-C, Planned Development Commercial, to allow the applicant to park his commercial vehicle for his plumbing business at this site. The site will continue as the applicant’s residence. A small area within the home will be converted to allow an area for office space for the business within the home. There are no employees of the business. The applicant is not proposing the placement of any signage identifying the business.

Staff is supportive of the applicant’s request. The applicant is proposing to rezone the site to allow him to park his commercial vehicle on the site. To staff’s knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to allow the applicant to park his commercial vehicle on the site as proposed will not have a significant impact on this site or the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION: (JUNE 28, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).