

September 11, 2025

ITEM NO.: 5.1

FILE NO.: Z-6396-B

NAME: Rezoning from R-2 and I-1 to AF

LOCATION: 11619 & 11705 Alexander Road

OWNER/AUTHORIZED AGENT:

Aaron Rasburry (Agent)
308 W. South St
Benton, AR 72015

Kevin Steed for K& S Homes, Inc. (Owner)

ENGINEER/SURVEYOR:

Rasburry Surveying
308 W. South Street
Benton, AR 72015

AREA: 14.74 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: R-2 and I-1

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone 14.74 acres from R-2 and I-1 to AF, Agriculture and Forestry District. The rezoning is proposed to recognize and allow the continued historic use of the property as an agricultural-type use.

B. EXISTING CONDITIONS:

The part of the tract zoned R-2 has a barn, an accessory building, and a gravel parking lot occupying the property. The adjacent part of the parcel zoned I-2 consists of old growth trees, a dirt arena, and is grass covered, with a few accessory buildings and a barn.

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. Although AF zoning is exempt from a grading permit, that does not exempt the property owner from taking care of all private responsibilities found in Sec 29-42.
2. 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.
3. 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.
4. 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.
5. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm). **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING (PUBLIC WORKS):

1. No Comments

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 OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: 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 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 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 2012 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 2012 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 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.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

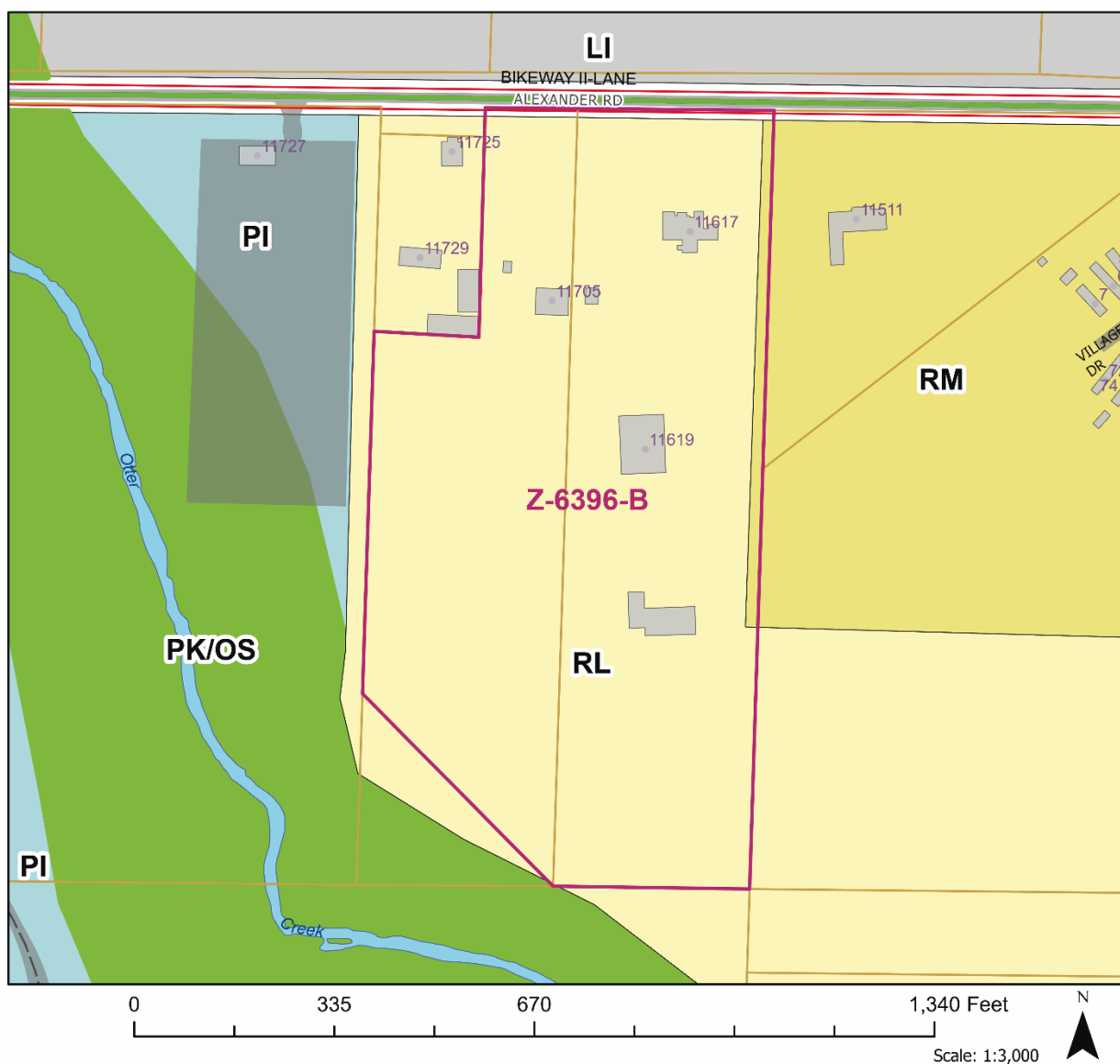
Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District, District 16. The development principles of the district include preserving existing open space, wetlands, and natural sound barriers, and identifying and correcting drainage issues in the area. The Land

Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to Rezone from R-2 single-family district and I-1 industrial park district to AF agriculture and forestry district.

Future Land Use Plan for Z-6396-B

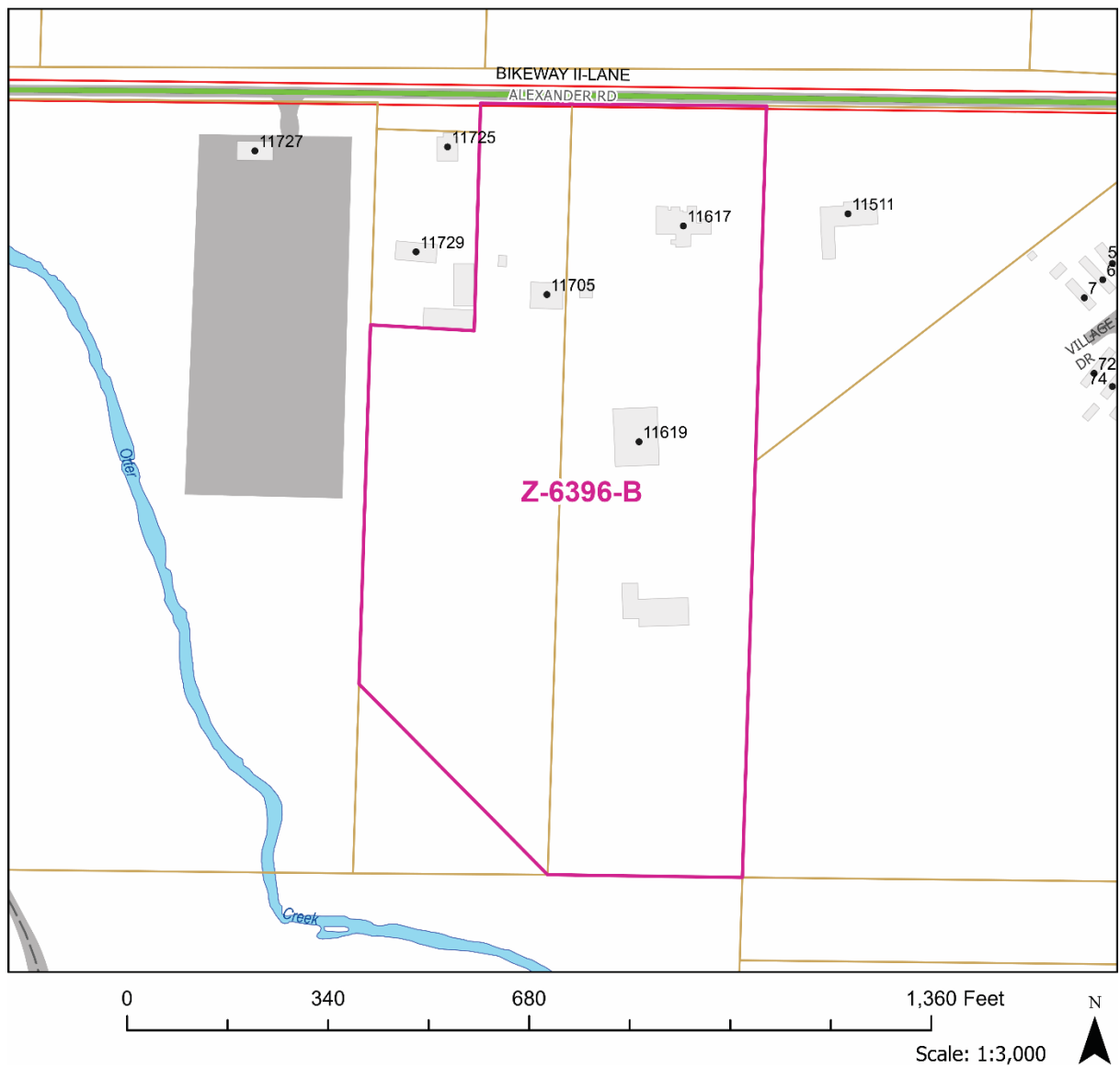


Future Land Use Plan:

To the north of the application, across Alexander Rd, is designated for Light Industrial (LI) uses characterized by industrial parks and warehouses. East of the application is designated for Residential Medium Density (RM) uses and is characterized by a single-family home on a large tract and a mobile home park; south of which is a wooded tract designated for Residential Low Density (RL) use. To the west is a tract with a single-family home in an area of Residential Low Density (RL) use, and an area of Public/Institutional use with utility facilities. An area designated for Park and Open Space uses is shown to the west and south along Otter Creek which encompasses the riparian areas and creek floodway.

This site is not located in an Overlay District.

Master Street Plan for Z-6396-B



Master Street Plan:

Alexander Road 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:

Alexander Road is designated on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is requesting to rezone 14.74 acres from R-2 and I-1 to AF, Agriculture and Forestry District. The rezoning is proposed to recognize and allow the continued historic use of the property as an agricultural-type use.

The part of the tract zoned R-2 has a barn, an accessory building, and a gravel parking lot occupying the property. The adjacent part of the parcel zoned I-2 consists of old growth trees, a dirt arena, and is grass covered, with a few accessory buildings and a barn. The northern part of the property provides access via an asphalt drive from Alexander Road leading to the gravel parking lot.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The proposed rezoning will require a Land Use Plan Amendment. A land use plan amendment from (RL) Residential Low Density to (AF) Agriculture and Forestry District is a separate item on this agenda.

Staff is supportive of the requested rezoning. Staff feels the request is reasonable. Staff feels that the applicant is proposing a land use plan that is consistent with the historical use of the property as an agricultural-type use. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

September 11, 2025

ITEM NO.: 5.1 (Cont.)

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I. STAFF RECOMMENDATION:

Staff recommends approval of the requested AF rezoning.