

December 11, 2025

ITEM NO.: 6

FILE NO.: Z-10233

NAME: Rezoning from R-2 to O-3

LOCATION: 12612 Lawson Road

DEVELOPER:

Arkansas Family Dental Properties, LLC
15601 Summit View Lane
North Little Rock, AR 72113

OWNER/AGENT:

Arkansas Family Dental Properties, LLC (owner)
Samaria Mascagni (applicant)

SURVEYOR/ENGINEER:

Arkansas Surveying and Consulting
1926 Salem Road
Benton, AR 72019

AREA: 0.51-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.51-acre property from R-2 to O-3 to allow for future development/redevelopment of the property.

B. EXISTING CONDITIONS:

The property contains a one-story single family residential structure located near the center of the property.

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 DIVISION):

Project is subject to building permit review and all required codes, specifications, etc., to ensure compliance.

ENGINEERING COMMENTS (PUBLIC WORKS):

Due to the proposed use of the property, the Master Street Plan specifies that Lawson Rd for the frontage of this property shall meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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:

All Central Arkansas Water requirements in effect at the time of request for water service must be met. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

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 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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 18, the Ellis Mountain Planning District. The development principles of the district include balancing market pressures for density and protecting the natural areas. The Land Use Plan shows Service Trades District (STD) for the application area. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is to rezone to O-3 for a Dental Office.

Surrounding the application area to the north and west are areas designated for Service Trade District (STD) use and are characterized by a commercial building and two office/warehouses and is the site of the Crystal Hill Fire Department. To the east, across Lawson Road, is area designated for Mixed Office Commercial (MOC) uses and is characterized by an auto dealership and a single-family home. To the northeast is an area designated for Commercial (C) use along the south side of Colonel Glenn Road corridor with two convenience stores with fuel pumps and an auto dealership.

This site is not located in an Overlay District.

Land Use Plan:

Master Street Plan:

Lawson Rd. is a Commercial street on the Master Street Plan. Commercial Streets are a Local public street that is abutted by non-residential or residential use that is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Lawson 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 proposes to rezone the 0.51-acre property located at 12612 Lawson Road from "R-2" Single Family District to "O-3" General Office District. The rezoning is proposed to allow future development/redevelopment of the property.

The property contains a one-story brick single-family residence located near the center of site. A small storage building is located in the rear yard area. A concrete driveway from Lawson Road serves as access to the site.

The City's Future Land Use Plan designates the property as "STD" Service Trades District. The proposed O-3 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. There are several PD-C and PCD zonings located along Lawson Road, between Colonel Glenn and Lawson Cut-Off. A pest control business and a Dollar General store are located south of the site. Kinco Construction Company is located to the north. The proposed O-3 zoning is appropriate for the area and should have no adverse impact on the surrounding properties.

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I. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-3 rezoning.