

August 14, 2025

ITEM NO.: 6

FILE NO.: Z-4001-D

NAME: Karoun Holdings – Conditional Use Permit

LOCATION: 8124 Flintridge Road

DEVELOPER:

Karoun Holdings, LLC  
15300 Bothell Way NE  
Lake Forest Park, WA 98155

OWNER/AUTHORIZED AGENT:

Bailey and Thompson Properties, LLC (Owner)

Karoun Holdings, LLC (Agent)

ENGINEER/SURVEYOR:

Joe White and Associates, Inc.  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 1.27 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 17      CENSUS TRACT: 42.21

CURRENT ZONING: C-4

VARIANCE/WAIVERS: None Requested

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a food testing laboratory within the existing building at 8124 Flintridge Road, on property zoned C-4.

B. EXISTING CONDITIONS:

The property contains a one-story, 9,366 square foot commercial building located near the center of the site. An access drive from Flintridge Road is located near the southwest corner of the property. Paved parking is located on the south and west sides of the building.

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 notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Drives may not exceed 40% of the lot width.
4. 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.
5. 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.
6. 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.

ENGINEERING COMMENTS (PUBLIC WORKS): No Comments.

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

Little Rock Water Reclamation Authority:

Please submit plans for sewer main extension.

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.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change of occupancy and use and must comply with all current adopted codes. Business Occupancy to Laboratory. The operation of this facility may require upgrades in life safety measures depending on the quantity and hazard of items on site. Provide a full listing for further review.

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

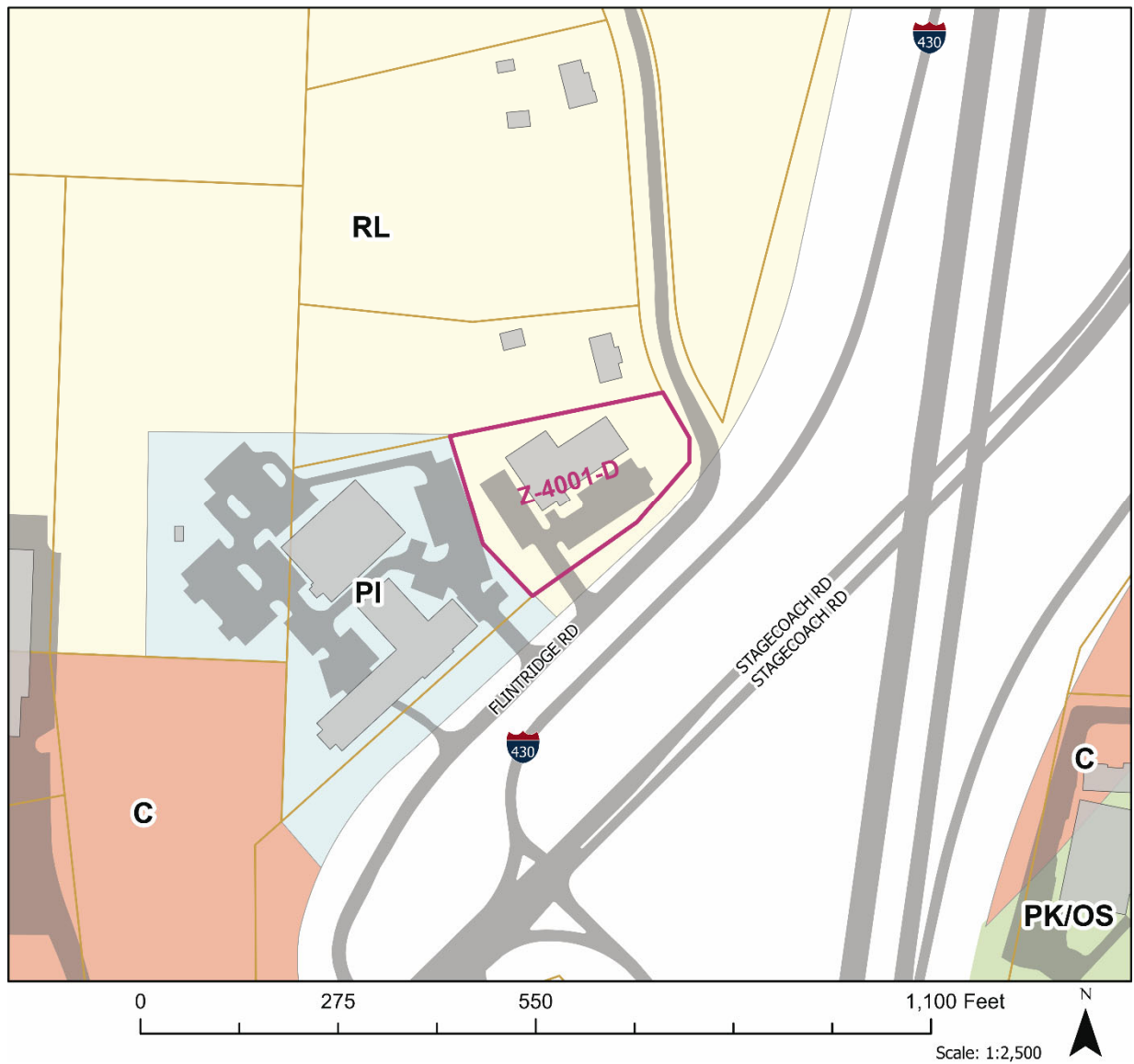
Land Use Plan:

The request is in the Crystal Valley Planning District, District 17. The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) use 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 for a Conditional Use Permit.

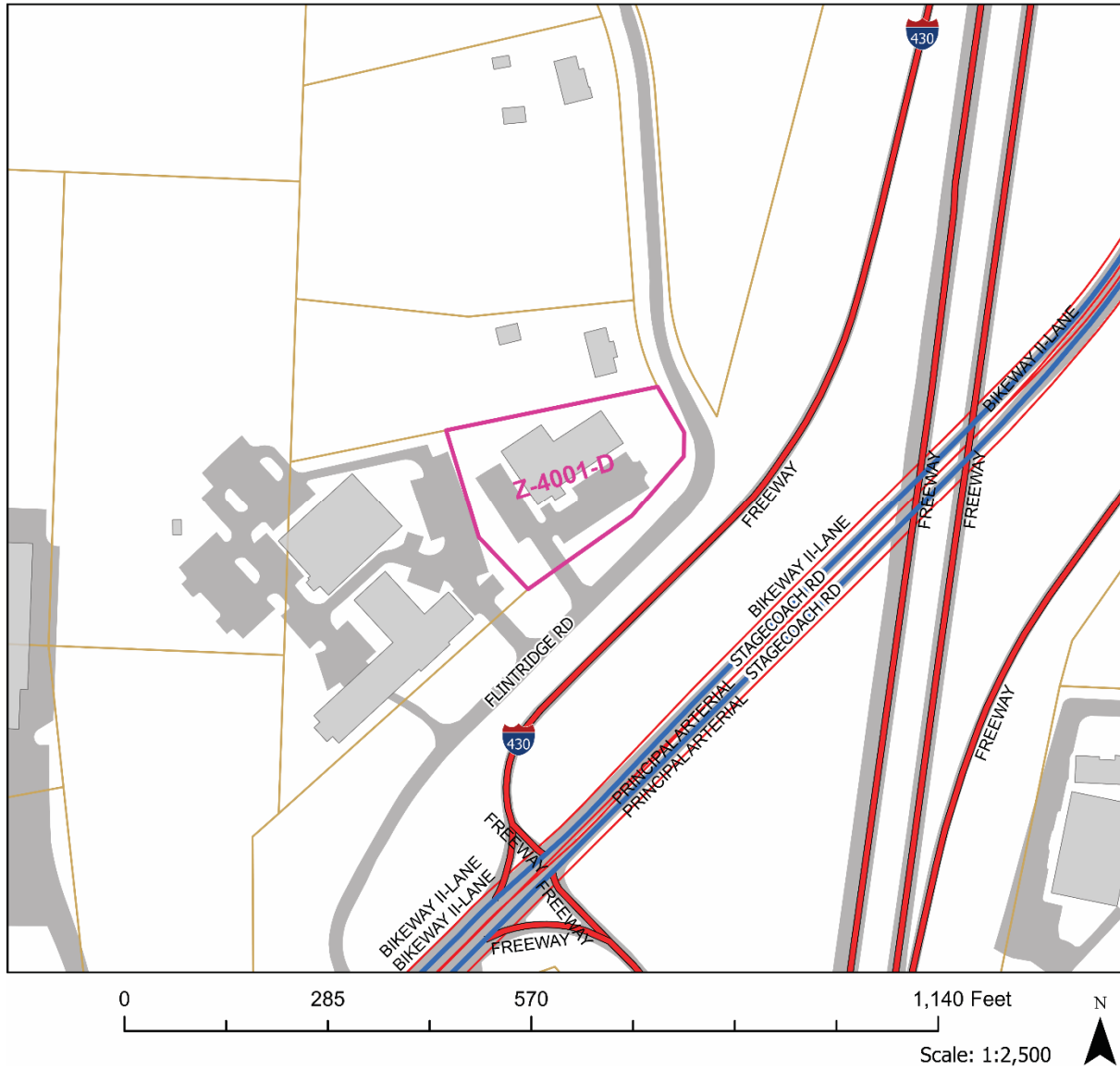
The area north of the application is Residential Low (RL) density use and is characterized by single-family homes on large tracts with wooded, undeveloped areas. East is an area of Public/Institutional (PI) use with a faith-based institution.

This site is not located in an Overlay District.

## Future Land Use Plan for Z-4001-D



## Master Street Plan for Z-4001-D



### Master Street Plan:

Flintridge Road is a Local Street on the Master Street Plan.

Bicycle Plan:

Flintridge Road is not shown on the Master Bike Plan with proposed or existing facilities in the area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow a food testing laboratory within the existing building at 8124 Flintridge Road, on property zoned C-4. The property contains a one-story, 9,366 square foot commercial building located near the center of the site. An access drive from Flintridge Road is located near the southeast corner of the property. Paved parking is located on the south and west sides of the building.

The applicant notes that the food testing laboratory will operate from 2:00 am to 6:00 pm seven days per week. The applicant provided the following information on the number of employees:

“Currently, our laboratory has six analysts maximum that are on site during the daytime hours from 6:00 am to 3:00 pm. Nighttime hours have between one and three analysts on site at a time from 2:00 am to 6:00 am.”

The applicant also submitted the following information regarding odor emissions:

“The lab disinfects samples prior to disposal and double bags trash to limit exposure. The odor from the current disposal is slight and near the current dumpsters but dissipates quickly away from the dumpsters.”

The dumpster area on the site will be screened as per ordinance standards.

Any signage on the site must comply with Section 36-555 of the City’s Zoning Ordinance (signs allowed in commercial zones).

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

Staff is supportive of the requested conditional use permit. To Staff’s knowledge, there are no outstanding issues. Staff feels that the proposed food testing laboratory will be a quiet, low traffic use and have no adverse impact on the surrounding properties.

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I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis of the agenda staff report.