

August 14, 2025

ITEM NO.: 7

FILE NO.: Z-6957-P

NAME: Mainord – Conditional Use Permit

LOCATION: 5100 Talley Road

DEVELOPER:

William Mainord
824 Salem Road
Conway, AR 72034

OWNER/AUTHORIZED AGENT:

Freeway Park Properties, LLC (Owner)

Tim Yelvington (Agent)

ENGINEER/SURVEYOR:

RPPY Architecture
713 W. 2nd Street
Little Rock, AR 72201

AREA: 1 .10 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12

CENSUS TRACT: 24.05

CURRENT ZONING: O-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a 24-hour emergency animal hospital within the existing building at 5100 Talley Road.

B. EXISTING CONDITIONS:

A one-story commercial building is located near the center of the site. Paved parking is located on the east, west and south sides of the building. Shared access drives exist along the east property line from Talley Road and along the north property line.

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

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. Driveways are to close on the north and do not meet separation codes.
5. Dumpster enclosures must be permitted as a fence and anything 7ft in height or taller measured from the bottom of the footing to the top of the wall/fence shall be designed by an Arkansas Licensed Engineer (Structural).
6. 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.
7. 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.
8. 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: No comments

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. Provide a 15' utility easement for ex. 8" DI main on the south side of the property along Remington Dr. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. 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

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

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Rock Region Metro: No comments received.

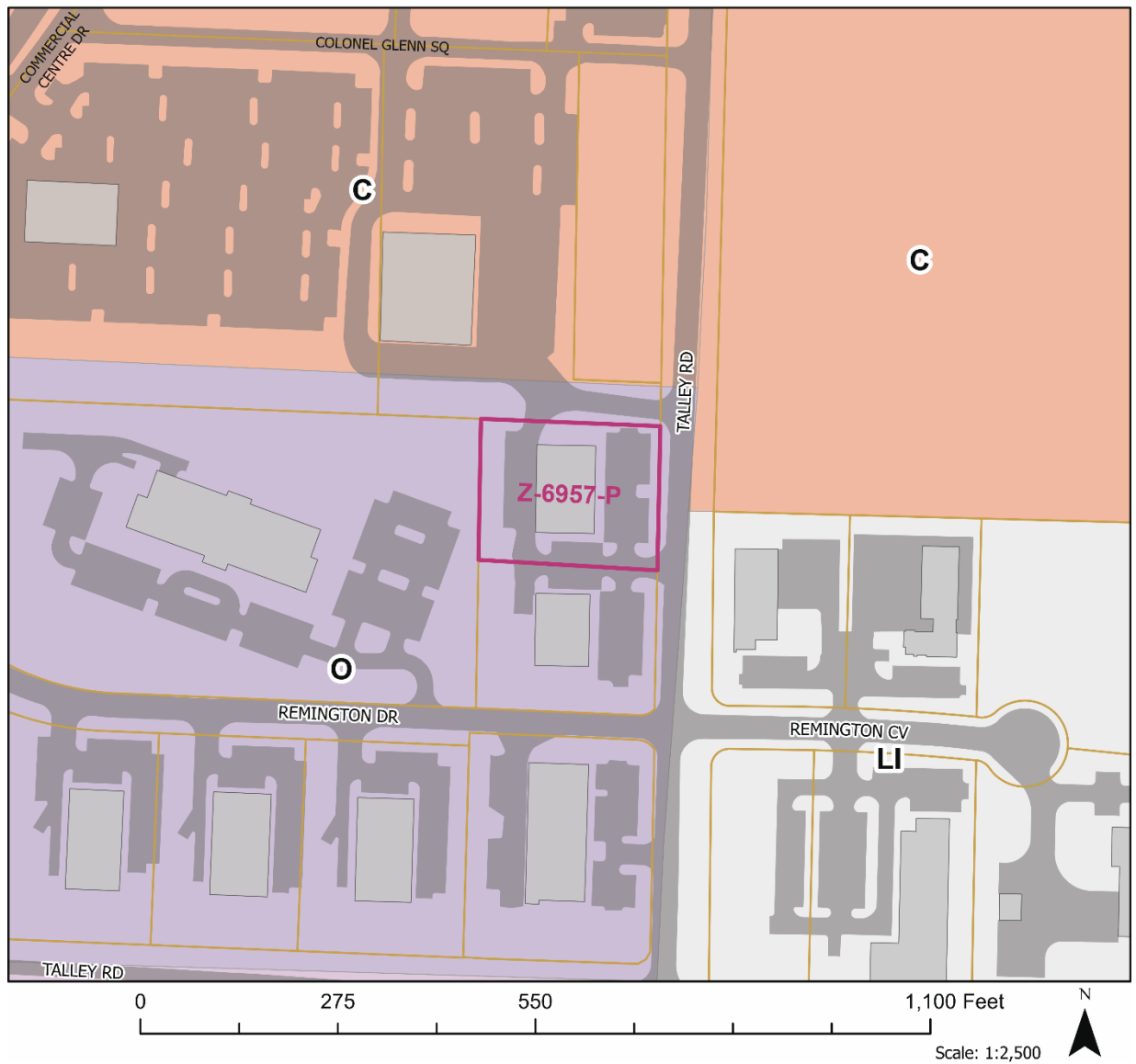
Planning Division:

Land Use Plan:

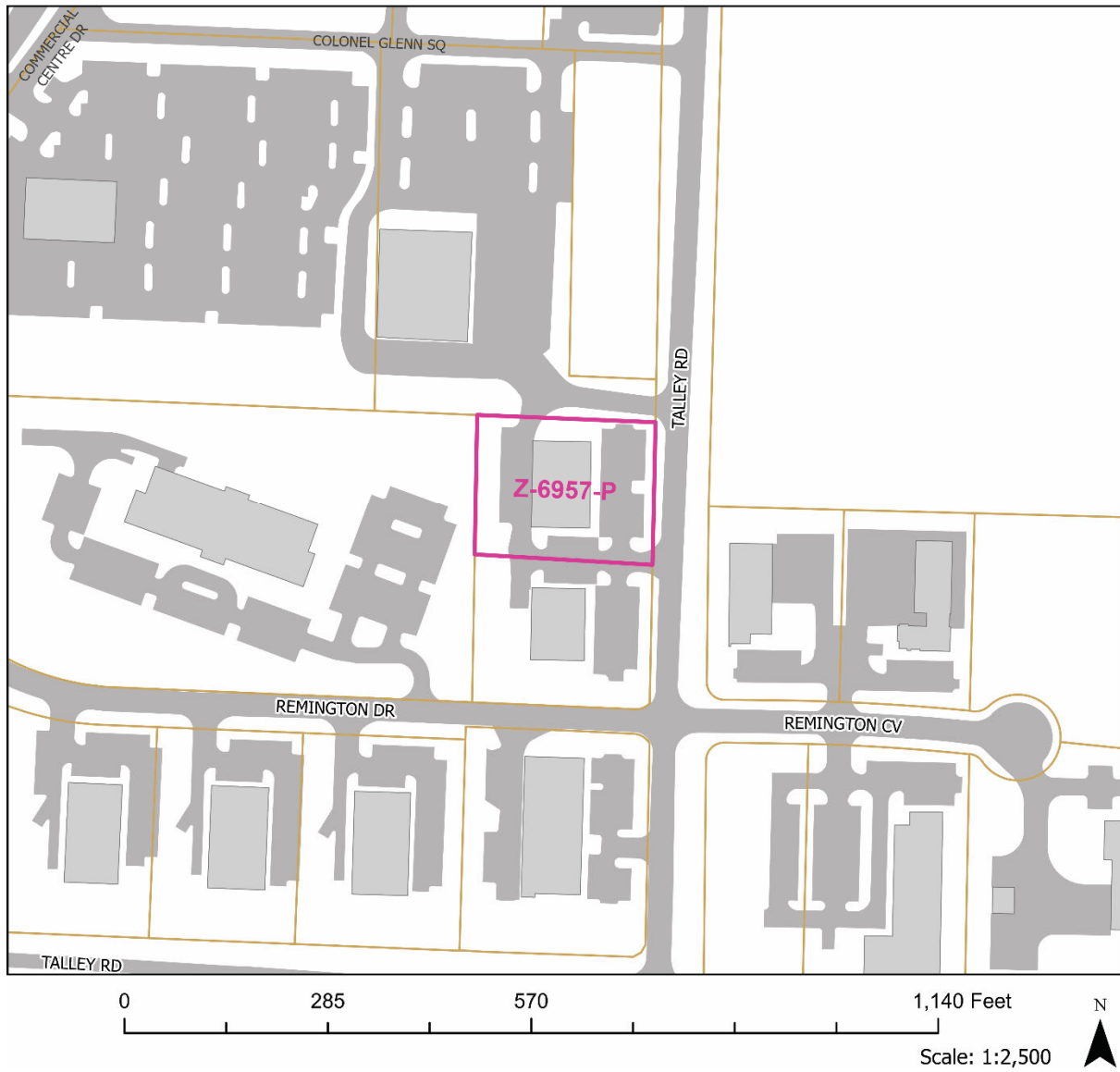
The request is in the 65th Street West Planning District, District 12. The Land Use Plan shows Office (O) use for the requested area. The Office (O) use category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

This site is not located in an Overlay District.

Future Land Use Plan for Z-6957-P



Master Street Plan for Z-6957-P



Master Street Plan:

Talley Road is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which 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 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Talley Road 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 is requesting a conditional use permit to allow a 24-hour emergency animal hospital on the O-3 zoned property located at 5100 Talley Road. The property is occupied by a one-story, 9,885 square foot commercial building located near the center of the property. Paved parking is located along the east, west and south sides of the building. Shared access drives are located along the east property line from Talley Road, and along the north property line.

The applicant notes that the proposed 24-hour emergency animal hospital will have a maximum of 15 employees at any given time. The maximum number of animals cared for at any given time will be approximately 25 to 30. Ninety (90) percent of the animals cared for will be dogs and cats, with the remainder being other small pets. The hospital will not care for farm or large animals.

The facility will have no outside play areas or runs. There is not boarding or daycare offered. Only post-surgery and sick animals are hospitalized. Most patients are very sick and are often not ambulatory. The only outside space will be a small, covered, fenced off area for supervised leash walking.

There are 51 parking spaces located on the site. The existing number of parking spaces complies with ordinance standards.

Staff is supportive of the requested conditional use permit. Staff believes that the proposed use is appropriate for this developed site. Existing office, and commercial

and light industrial developments surround the subject property. The nearest residential use is located over 600 feet to the south. The proposed 24-hour emergency animal hospital should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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