

July 10, 2025

ITEM NO.: 1

FILE NO.: Z-10132

NAME: Hoover – PD-C

LOCATION: South side of Goodson Road, at Highway 10

OWNER:

Ray & Tammy Hoover
11315 Garrison Road
Little Rock, AR 72223
(501) 612-4143

ENGINEER/SURVEYOR:

Tucker Land Surveying
P.O. Box 1021
Cabot, AR 72023

AREA: 1.81 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 30

CENSUS TRACT: 42.02

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 1.81-acres property located on the South side of Goodson Road, at Highway 10 from R-2 to PD-C to allow use of the property as a HVAC business. The operating hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday.

B. EXISTING CONDITIONS:

The property is located in an R-2 zoning and is currently vacant. The request is in the Buzzard Mountain Planning District. The Land Use Plan shows Neighborhood Commercial (NC) for the requested area. Surrounding the application area to the west, south, and east is Residential Low Density use with timber and single family

homes on large tracts. Across Highway 10 to the north is Commercial use area with a real estate office and two single family homes.

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:

1. The handicap layout is backwards, and it shall be a van accessible stall. This meaning that it shall be a minimum of 11ft in width with a minimum of a 5ft access aisle.
2. Why is the site oriented to have the driveway skewed and entering at an angle. Can the site be rotated to fix this?
3. Boundary Street requirements to be met per Public Works Comments.
4. Driveway to be an improved surface to match the parking lot.

PUBLIC WORKS:

1. AR Hwy 10 is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Goodson Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
3. Due to the proposed use of the property, the Master Street Plan specifies that Matthews Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. A 20 feet radial dedication of right-of-way is required at the intersection of Goodson Road and Matthews Road.
5. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to AR Hwy 10 including 5-foot sidewalks with planned development following approval obtained from ARDOT, District 6.
6. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

7. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Goodson Rd including 5-foot sidewalks with planned development. The new back of curb should be placed 18 ft from centerline.
8. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Matthews Rd including 5-foot sidewalks with planned development. The new back of curb should be placed 15.5 ft from centerline.
9. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
10. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
11. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
12. If gate is proposed to be installed at the driveway, the gate should be placed at least 20 ft from the Goodson Road edge of pavement.

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 comments.

Fire Department:

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 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 placed 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 2021 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 2021 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 replaced 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 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshal's 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.

Parks and Recreation: No comments received.

County Planning:

1. Pay \$33.00 review fee.
2. Provide Quit-claim deed for any right of way dedication required by the City of Little Rock.
3. If the City of Little Rock requires any half street improvements to Goodson or Matthews Road, provide construction plans for county approval prior to construction.
4. Provide septic permit or verification of existing septic system.
5. Provide letter from West Pulaski Volunteer Fire Department stating coverage will be provided.
6. Obtain driveway permit from Pulaski County Road and Bridge for driveway off Goodson Road (501-340-6800).
7. Show Pagis contours at 4' intervals.
8. Provide state plane coordinates for NW and SW property corners.
9. Show owner's address on Title Block.
10. Show instrument number on survey.
11. Verify parking shown meets city requirements.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit for all structures. 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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.
3. Any new site development must comply with the City's minimal Site Design and Development requirements. Refer to the Code of Ordinances, Chapter 36, Article 5, Division 7. Design Overlay District – Highway 10 Scenic Corridor.

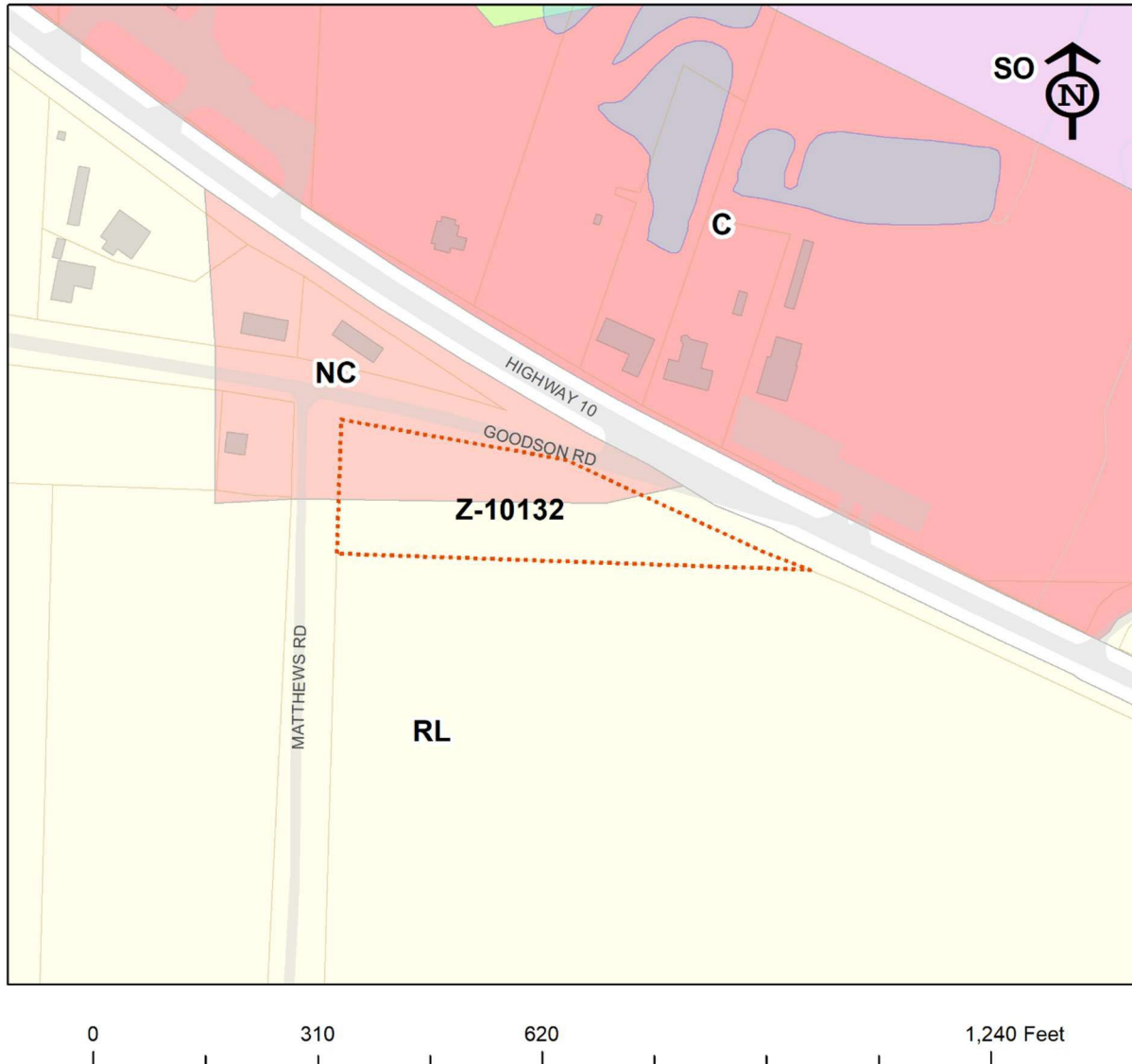
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Buzzard Mountain Planning District. The Land Use Plan shows NC for the requested area. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The application is PD-C for an Office/Warehouse.

Land Use Map Z-10132



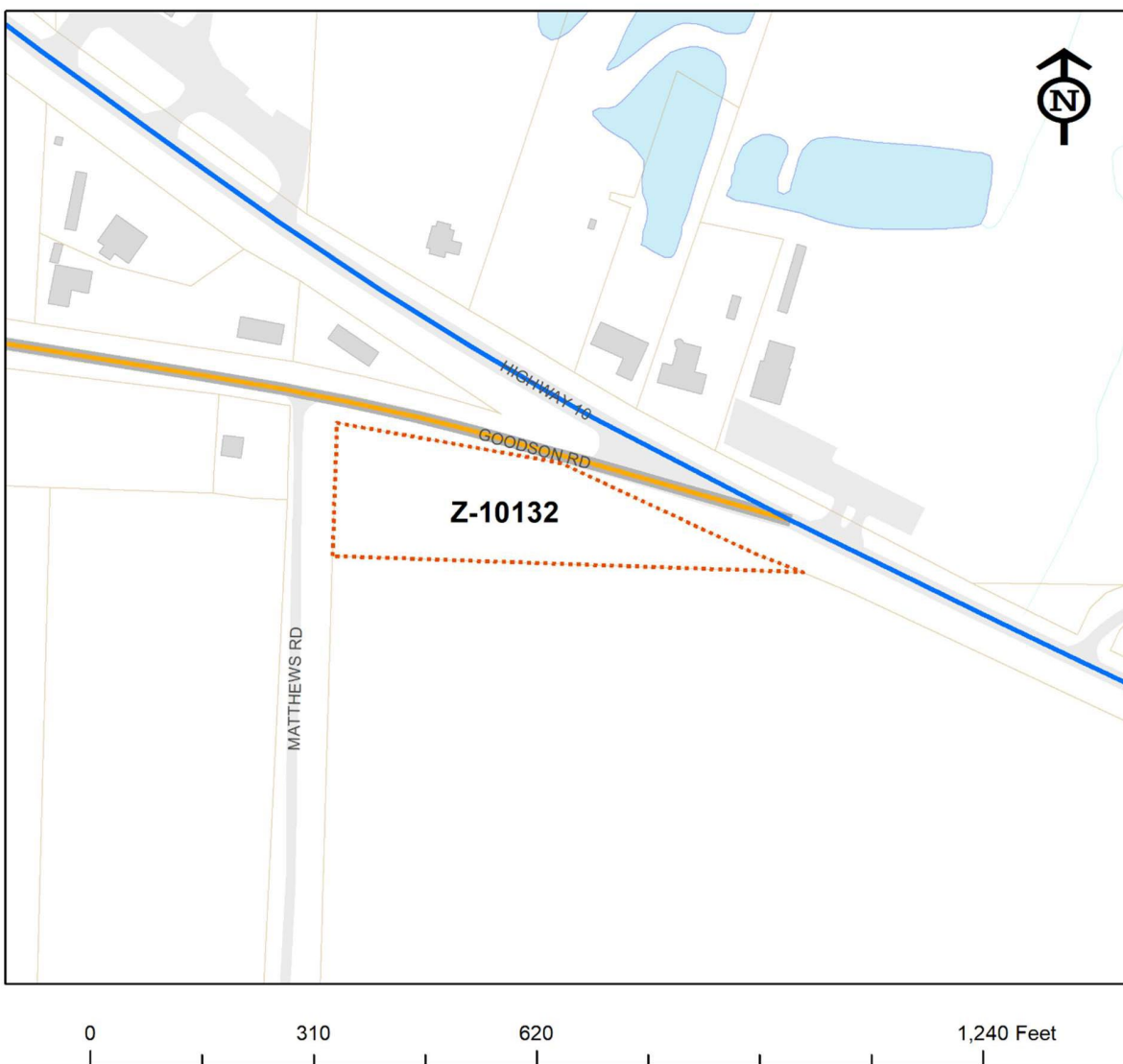
Surrounding the application area to the west, south, and east is Residential Low Density use with timber and single family homes on large tracts. Across Highway 10 to the north is Commercial use area with a real estate office and two single family homes.

The subject site is located in the Highway 10 Design Overlay District (Ord. 19041).

Master Street Plan:

Goodson Rd is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan Z-10132



Bicycle Plan:

Goodson Rd is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone 1.81-acres property located on the South side of Goodson Road, at Highway 10 from R-2 to PD-C to allow use of the property as a HVAC business. The operating hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday.

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The subject site is located in the Highway 10 Design Overlay District (Ord. 19041).

The proposed one-story building will be 80'x60', 4800 square foot structure. This proposed building will be a metal building with a metal roof.

Any signs proposed along Highway 10 frontage must comply with the Highway-10 Design Overlay District. All other signage must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in Commercial Zoning).

Any dumpsters on site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

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

Ample parking exists on the site to serve the proposed facility.

Staff is in support of the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed PD-C use is appropriate for this location.

July 10, 2025

ITEM NO.: 1 (Cont.)

FILE NO.: Z-10132

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C rezoning request subject to compliance with the comments and conditions noted in paragraphs D, E, and F and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was not present. There was one (1) objector present. There was a motion to defer the application to the April 10, 2025, agenda. There was a second. The vote was 8 ayes, 0 nays, 2 and 1 open position. The application was deferred to the April 10, 2025, agenda.

PLANNING COMMISSION ACTION:

(APRIL 10, 2025)

The item was deferred to the July 10, 2025 agenda at the request of the applicant.