

June 12, 2025

ITEM NO.: 4

FILE NO.: Z-10153

NAME: Rash Office/Warehouse – Conditional Use Permit

LOCATION: 11000 Block of Huron Lane

DEVELOPER:

Rash Properties, LLC (Owner)
7214 Cantrell Road
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Terry Burrus (Agent)
11912 Kanis Road, Ste. F-8
Little Rock, AR 72211

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 1 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 2

CENSUS TRACT: 22.09

CURRENT ZONING: O-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow for the construction of 12,000 square foot office/warehouse to store outdoor furnishings. The building will contain two (2), 1,000 square office spaces. The remaining 10,000 square feet will be used for storage and the warehouse only. The facility will have no sales, showroom, or public access.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

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. The handicap stall shall be minimum of 11ft wide with a minimum of a 5ft aisle.
2. The striping shall not be wider than the ramp opening.
3. You shall stripe the crossing across the drive aisle for the ADA path.
4. Show your detectible warning device on each side of the drive.
5. Driveway to not exceed 36 ft in width.
6. Dumpster enclosure shall be permitted as a fence separately and if 7ft in height or taller for a fence from the ground to the top or from the bottom of the footing if a wall then it shall be engineered and shall have plans, profiles, and calculations done by an Arkansas Licensed Structural Engineer.
7. Proposed Fence shall be permitted as a fence separately and if 7ft in height or taller for a fence from the ground to the top or from the bottom of the footing if a wall then it shall be engineered and shall have plans, profiles, and calculations done by an Arkansas Licensed Structural Engineer.
8. Comments for drainage to be addressed at the time of the building permit.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

2. A water main extension will be needed to provide water service to this property.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. 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.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. 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.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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 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. Buildings 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 provided 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 buildings 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 exceeds 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. The construction of gates shall be of material that allows 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 the 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 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

1. 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 or 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.

G. **TRANSPORTATION/PLANNING:**

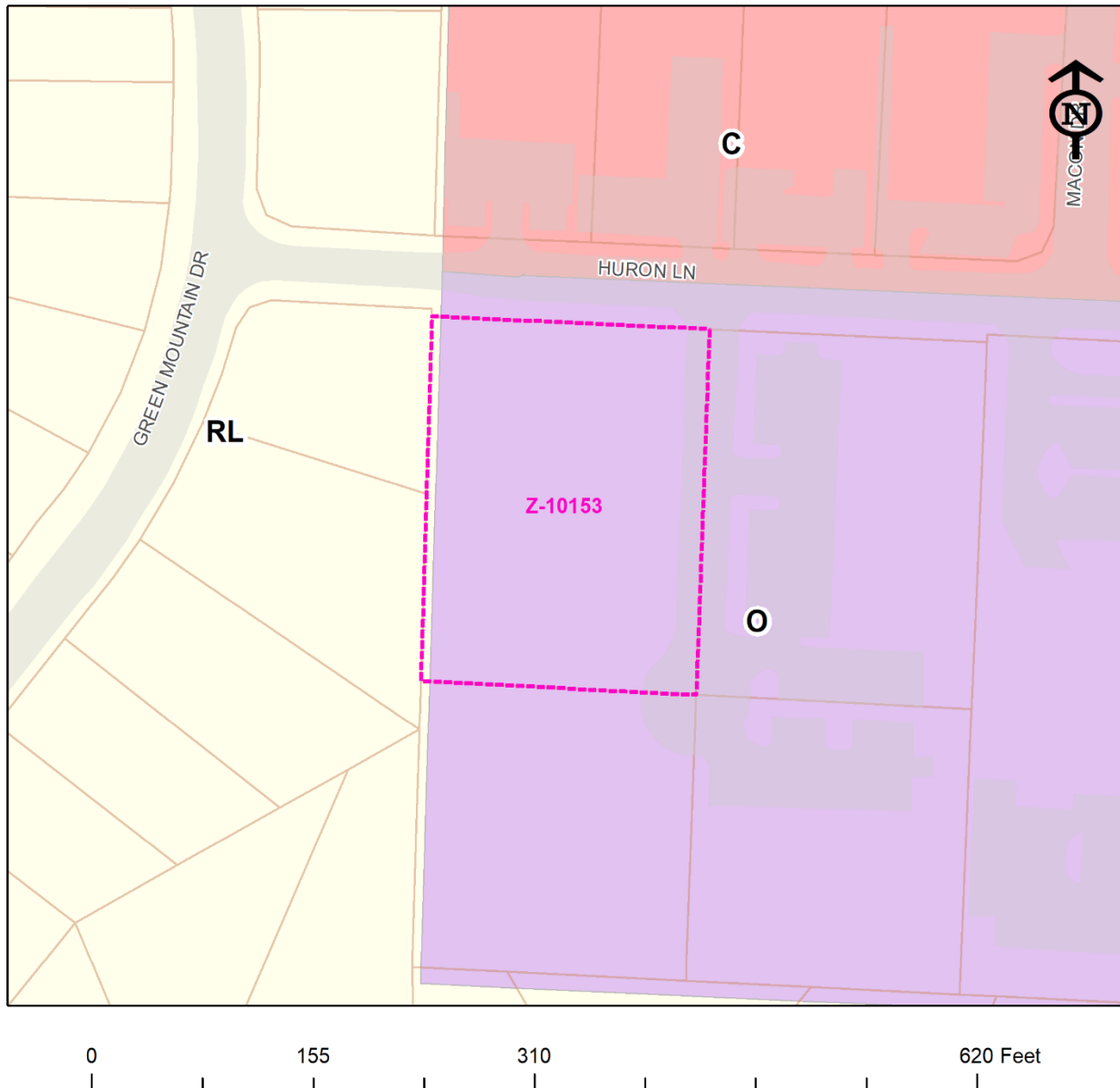
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

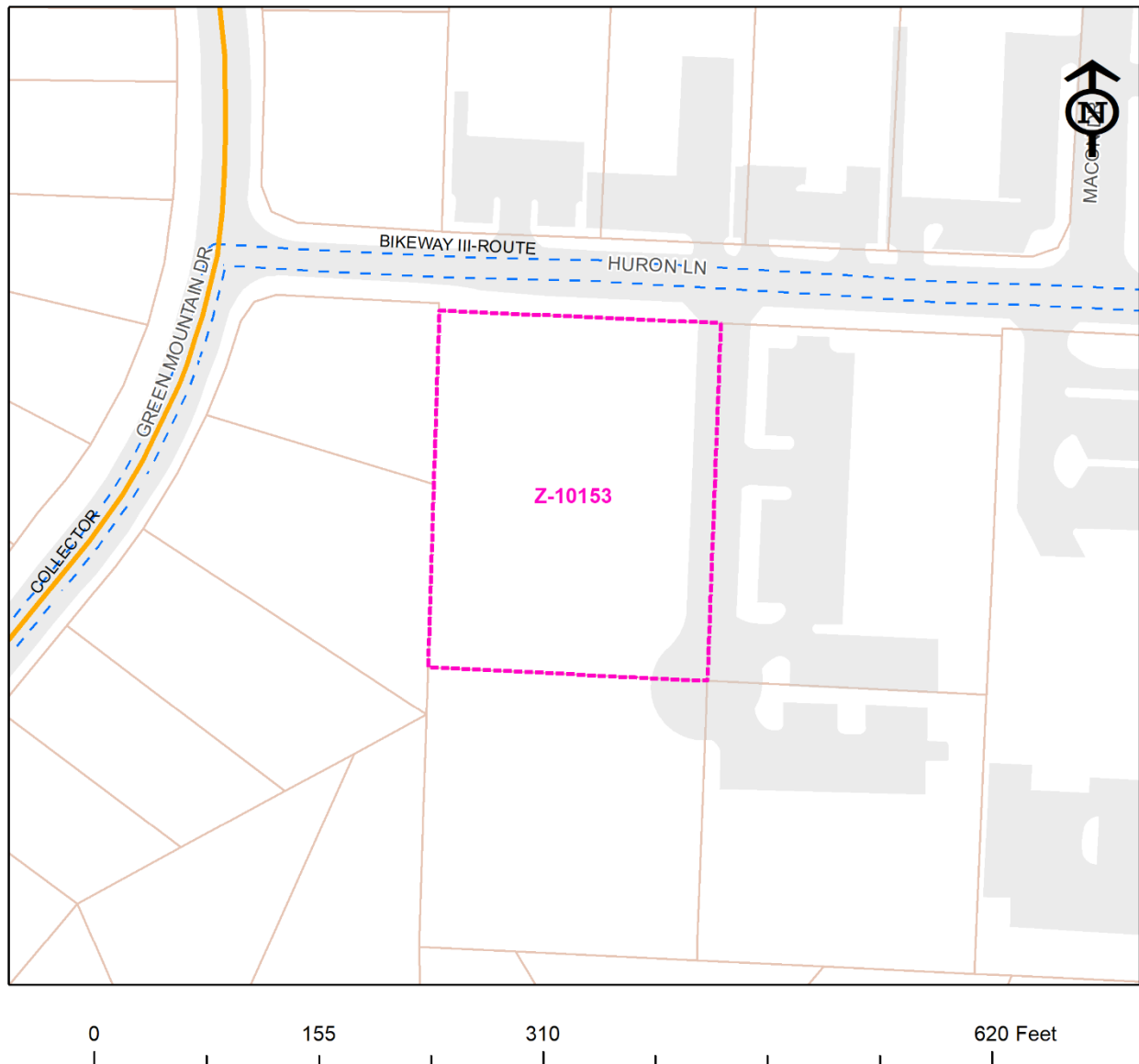
The request is in the Rodney Parham Planning District. The Land Use Plan shows Office (O) uses for the requested area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application for a Conditional Use Permit (CUP) for an Office Warehouse.

Land Use Plan Z-10153



The area south and east of the application site is designated for Office (O) uses and is characterized by office buildings and a post office. To the north of the application site, across Huron Lane, the area is designated for Commercial (C) use and is characterized by buildings with various retail and office uses. The area west of the application site is designated for Residential Low density (RL) use and is characterized by developed single-family subdivisions.

Master Street Plan Z-10153



Master Street Plan:

Huron Lane is designated as a Local Street with the contextual designation as a Commercial Street. Commercial Streets are Local Streets which are 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.

Bicycle Plan:

Huron Lane is a designated bike route on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes utilize sharrow pavements markings and directional signage and require no additional right-of-way.

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 for the construction of 12,000 square foot office/warehouse building.

Properties surrounding the site contain a mixture of zoning and uses.

The overall site takes access from an existing driveway extending south from Huron Lane that provides a shared access easement for the four (4) lots connected to it.

The applicant will access the building from an existing thirty-six (36) foot wide, private driveway extending to the west from the shared access easement.

The site plan shows a front building setback over twenty-five (25) feet, fifteen (15) feet from the rear property line, over fifty (50) feet from the side (east) property line and fifteen (15) feet from the west side property line.

The building shall not exceed forty-five (45) feet in height as per Section 36-281(c) of the City's Zoning Ordinance.

The building will contain two thousand (2000) square feet of office space in the northern portion of the building (1,000 square feet each). The southern portion of the building will contain the remaining ten thousand (10,000) square feet dedicated to warehouse/storage for a total of 12,000 square feet in area for the entire building. The site plan shows a covered dock at the southeast corner of the building.

The facility will not be open to the public and will have no sales, showroom, or public access areas.

The hours of operation will be Monday-Saturday from 7:30am-5:00pm. The approximate number of employees will be five (5) at any given time.

Section 36-502 requires four (4) parking spaces for office use and ten (10) parking spaces for the warehouse/storage use.

The site plan shows six (6) parking spaces on the north side of the building, including one (1) ADA parking space and nine (9) parking spaces on the east side of the building for a total of fifteen (15) parking spaces for the proposed uses. Staff feels the parking is sufficient to serve the use.

Screening is provided by an eight (8) foot tall, opaque wood fence along the western property line as required by Section 36-516 of the City's Zoning

The site plan shows a dumpster enclosure east of the loading dock. The dumpster area must be screened and comply with Section 36-523(d) of the City's Zoning Ordinance.

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

Staff is supportive of the requested conditional use permit. Staff feels the request is reasonable. Staff feels that the applicant is proposing a quality plan for the development of this site. Properties in the general area contain a mixture of zoning and uses. The office zoning and uses, south of Huron Lane, provides a transition area for the Walnut Vally subdivision to the south. Properties north of the site have more denser residential use and commercial uses. Staff feels that the development of this property will not have an adverse effect on the surrounding properties in the general area.

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.

June 12, 2025

ITEM NO.: 4 (Cont.)

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