

July 10, 2025

ITEM NO.: 2

FILE NO.: Z-10154

NAME: Serenity at Colonel Glenn – PD-R

LOCATION: 8301 Colonel Glenn Road

DEVELOPER/OWNER:

Sherman Lewis Living Trust (Owner)
9722 W. Markham Street
Little Rock, AR 72205

AUTHORIZED AGENT:

Dr. Monica Debro (Agent)
Serenity Communities, LLC
4100 Bear Tree Drive
Little Rock, AR 72223

SURVEYOR/ENGINEER:

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

AREA: 1.87 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 10

CENSUS TRACT: 24.06

CURRENT ZONING: C-3/R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone 1.87 acres from C-3/R-2 to PD-R. The residential development will contain sixteen (16) Tiny Homes on Wheels designed for single-family occupancy. The developer will not reside on the property. The residential units will be available for rent/lease and not be sold.

B. EXISTING CONDITIONS:

The subject property is located on the south side of Colonel Glenn Road, west of Elmwood Drive. There are a mixture of zoning and uses in all directions along the Colonel Glenn corridor. Properties south of the site contain residential zoning and uses.

C. NEIGHBORHOOD COMMENTS:

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. Access shall be shown as completely split by the island but not to impose on sight distance.
2. Get with ARDOT for their requirements on their ROW.
3. Access area on Elmwood shall be reduced down to a maximum of 32ft drive.
4. The secondary access shown shall be restricted for emergency access only with a gate and Knox box.
5. Provide a Design Vehicle Tracking plan with the largest Fire Ladder Truck for the City that would make it way through the site.
6. Handicap parking shall be provided for the mail kiosk and the dumpsters.
7. The area is extremely low from the road, and information for other developments in the area shows an extreme amount of water within that creek. Provide all documentation showing the development will not flood.
8. Elmwood will require ½ street boundary street improvements to ensure Elmwood meets the City's Master Street Plan.
9. All fences will have to be permitted.
10. Any retaining walls that will be 4ft in height measured from the bottom of the footing shall be permitted.
11. Entry drive to each "lot" show as stone, you shall provide info on how you will bound the gravel.
12. Show the sidewalk in the plan vs just the blow up.
13. 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.

14. Submit traffic impact study (TIA) showing the additional projected traffic expected to be generated by the proposed development. TIA should show the following: 1. an evaluation of the existing traffic conditions in the vicinity of the proposed site 2. an analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site 3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development 4. evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations 5. Assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
15. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrance they serve."
16. Dumpster Enclosure shall be permitted separately as a fence permit, if it is 7ft in height or taller it will require plans, profiles, and calculations done by an Arkansas Licensed Structural Engineer.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Approval must be obtained from ARDOT, District 6 for proposed plantings and landscaping within the State's right-of-way.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Vehicle backing into the public right-of-way of Elmwood St. is not permissible. The maximum allowable driveway width is 36 ft. with 5 ft radiuses.
4. With site development and proposed use of Elmwood St. provide design of Elmwood St. conforming to the Master Street Plan. Construct one-half street improvements to Elmwood St. including 5-foot sidewalks with planned development. The new back of the curb should be placed 15.5 ft from the centerline of the roadway.

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

Little Rock Water Reclamation Authority:

1. Please provide additional sewer infrastructure details.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a fifteen (15) foot utility easement centered on the existing twelve (12) inch DI main in the area.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 2012 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

1. Full plan review required for permit to be issued
2. All structures must be on footings or have permanent anchor plans provided.

3. All anchored units must meet snow load and wind load requirements as per the 2021 Arkansas Fire Prevention Code with a plan provided, stamped and signed by a structural engineer stating compliance.
4. Full review of sewer and water required.
5. Full Fire Code review required for road width, entry drive width, radius of round-about, fire hydrants and any other fire code items that may apply.

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.

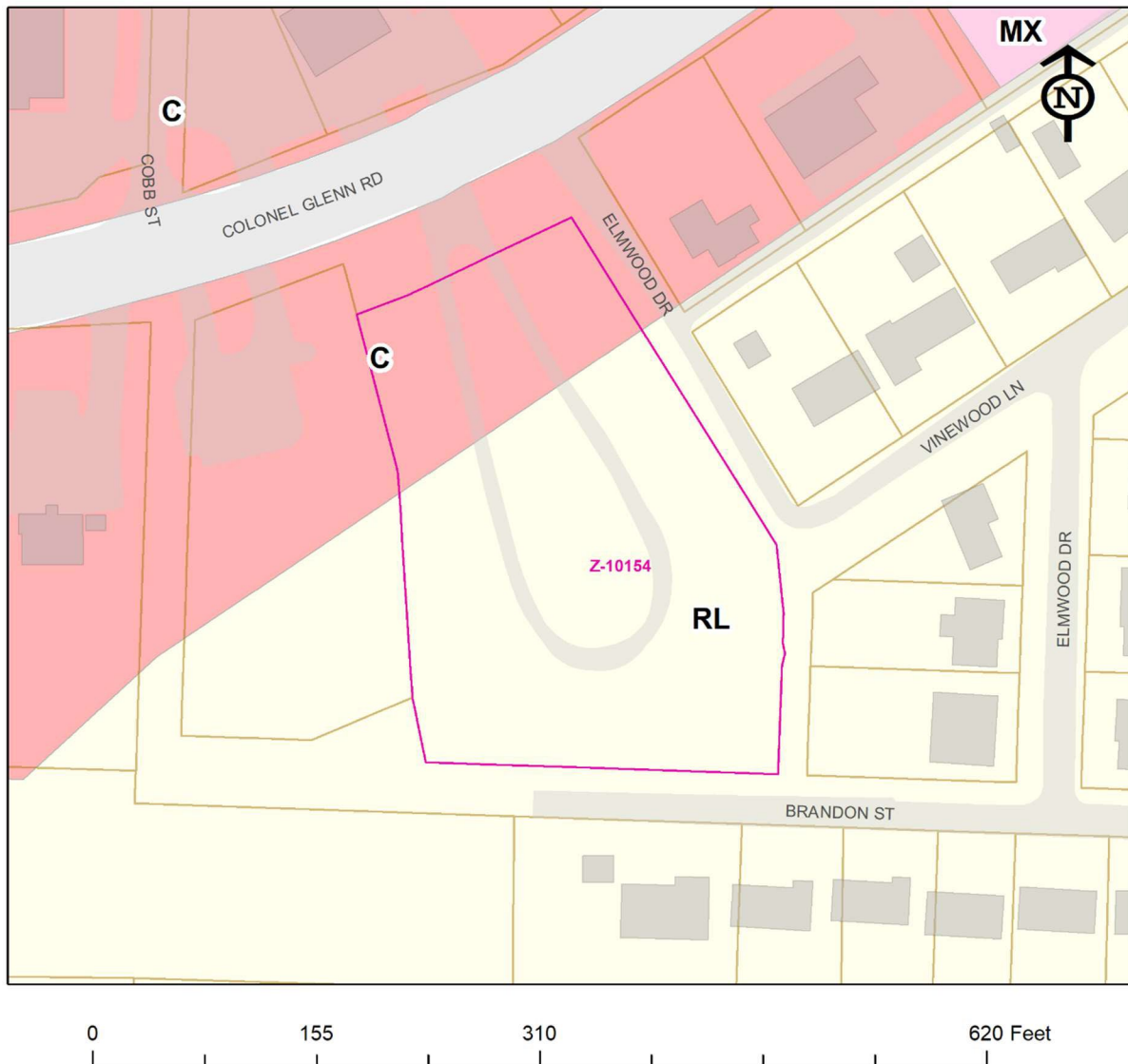
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Boyle Park Planning District. The Land Use Plan shows Commercial (C) and Residential Low (RL) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is for a PD-R.

Land Use Plan Z-10154



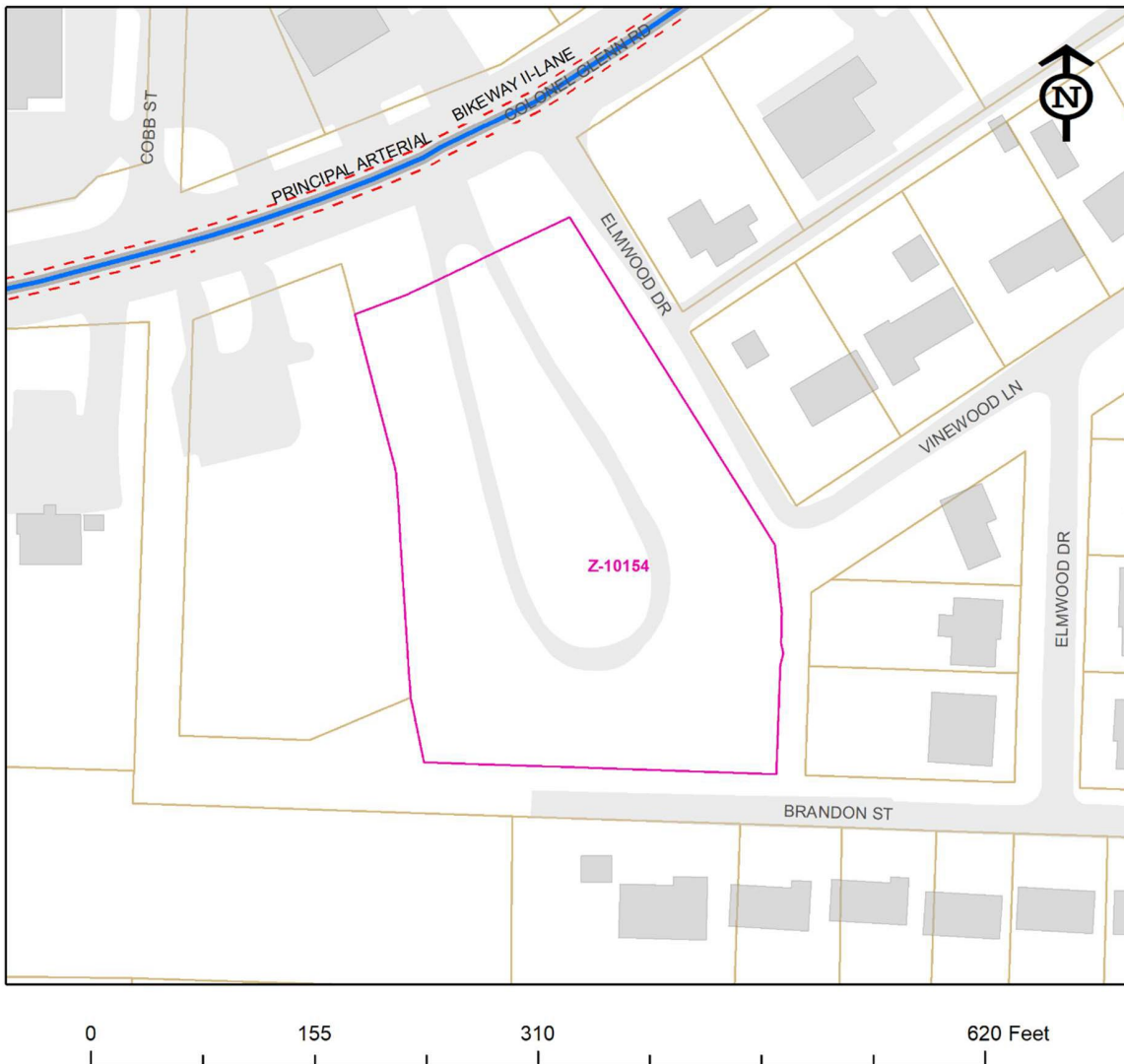
The area to the north of the application and along the Colonel Glenn Road corridor is designated for Commercial (C) uses and is characterized by suburban commercial and neighborhood service businesses. The area to the south and adjacent of the application is designated for Residential Low (RL) uses and is characterized by residential subdivisions and neighborhoods.

This site is not located in an Overlay District.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication to the right-of-way and may require street improvements.

Master Street Plan Z-10154



Bicycle Plan:

Colonel Glenn Road is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone 1.87 acres from C-3/R-2 to PD-R. The residential development will contain sixteen (16) Tiny Homes on Wheels designed for single-family occupancy. The developer will not reside on the property. The residential units will be available for rent/lease and not be sold.

The subject property is located on the south side of Colonel Glenn Road, west of Elmwood Drive. There is a mixture of zoning and uses in all directions along the Colonel Glenn corridor. Properties south of the site contain residential zoning and uses.

The site plan shows access to the site from a driveway extending south from Colonel Glenn Road. A landscape strip, a new entry booth and remote controlled barrier arms are shown to be located in this area. The applicant notes that all pedestrian gates will be card key accessible. The applicant notes the security booth will have two (2) employees at any given time. The applicant did not provide the hours of operation as requested by staff.

A newly paved vehicular roundabout with a landscaped island is located just south of the entry gate. The applicant notes a twelve (12) foot wide, one-way, paved, internal street will be built that will provide access to each Tiny Home on Wheels throughout the property. A five (5) foot wide concrete sidewalk is shown adjacent to the proposed street throughout the property.

The site plan shows a twelve (12) foot wide driveway extending from the interior street for each unit.

The typical unit will be eight (8) feet, six (6) inches wide by ten (10) feet in length and will be mounted onto a twelve (12) foot wide, reinforced concrete pad with embedded utility connections. Units 1-12 will contain a ten (10) foot wide by twenty (20) foot long carport with solar panels installed on the top, a storage utility shed, elevated storage tank to collect rainwater and an outdoor deck attached to each unit.

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Each unit will contain a cart for trash collection. The applicant notes that it will be the responsibility of the tenant to roll the garbage cart to the centralized station for trash collection. The remainder of the units, 13-16 located in the northeastern portion of the development along Elmwood Street, are not consistent with units 1-12, and contain only a driveway and the tiny home unit within the lease area.

The elevation for each unit will vary in range from twelve (12) feet, nine (9) inches to fourteen (14) feet in height.

The eastern portion of the development shows a “*service drive*” extending from Elmwood Drive that will contain a security gate with a Knox box.

Several features are shown along the eastern property line include the existing ARDOT ROW to be landscaped, new retaining wall, topped with a chain-linked fence, property management/security office, two (2) EV charging station spaces and one (1) ADA parking space, a concrete paved service apron for trash collection and delivery service vehicles, trash/recycling station, and a covered US Postal/parcel kiosk.

The site plan shows several common areas throughout the property that include a fitness trail with “Par Course” stations and a shaded shelter located in the northwestern portion of the property. The center portion of the property, encircled by the newly built internal street, shows a fenced dog park area and gazebo for community events. The applicant notes that the yard areas for each unit and all common areas will be privately maintained.

The residential development will be secured by a six (6) foot tall, vinyl coated, chain-link fence along the perimeter of the property.

The site plan shows a landscaped area between the Colonel Glenn ROW and the retaining wall along the front of the property. Additional landscaping is shown along the inside of the perimeter fencing securing the site and within the dog park and gazebo areas in the center portion of the site.

The applicant is proposing a sign to be placed in the landscaped strip area along Colonel Glenn Road. The sign must comply with Section 36-551 of the City’s Zoning Ordinance (signs permitted in residential one- and two-family zones).

All dumpster and trash collection areas shown on the site plan must be screened and comply with Section 36-523 of the City’s Zoning Ordinance.

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

Staff is not supportive of the proposed rezoning. The applicant failed to provide the following information regarding zoning and technical issues as requested by staff:

- The applicant failed to provide a site plan that is dimensioned for all aspects shown on the site plan for all ancillary buildings, including the common and parking areas depicted on the site plan.
- Dimensions from all buildings to property lines.
- The site plan does not show the square footage of the buildings on the eastern side of the proposed development along Elmwood Street.
- Units 13-16 were added to the site plan without explanation.
- Permanent anchor plans for all structures have not been provided.
- Snow load and wind load plans, stamped by a structural engineer and stating compliance, have not been provided.
- Fire Code review information (road width, entry drive width, radius of roundabout, fire hydrants, etc.), have not been provided.
- Access area on Elmwood shall be reduced down to a maximum of 32 ft drive. They still show the whole street side accessible.
- Provide a Design Vehicle Tracking plan with the largest Fire Ladder Truck for the City that would make it way through the site. They have not shown this.
- Handicap shall be on the passenger side, no dimensions shown, the handicap shall be 11ft in width with a minim of a 5ft aisle.
- The area is extremely low from the road, information for other developments in the area shows an extreme amount of water within that creek. Provide all documentation showing the development will not flood. Last precipitation event we had so much of the area had water running across it, please verify.
- No sidewalk shown in plan as they call out.
- With site development and proposed use of Elmwood St. provide design of Elmwood St. conforming to the Master Street Plan. Construct one-half street improvements to Elmwood St. including 5-foot sidewalks with planned development. The new back of curb should be placed 15.5 ft from the centerline of the roadway.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested rezoning.

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PLANNING COMMISSION ACTION:

(MAY 8, 2025)

The item was deferred to the July 10, 2025 Planning Commission meeting at the request of the applicant.

STAFF UPDATE:

The applicant submitted a revised site plan and additional information to staff. The revised plan and additional information addresses most of the technical issues raised by staff and noted in the staff "Analysis" above. As of this writing, staff is waiting on the applicant to submit written approval from the fire department regarding drive widths, radius of roundabout, etc.

Staff does not support the requested PD-R zoning. Staff does not feel that the proposed use is appropriate. Staff's main objection is to the transient nature of the use. The proposed use is most similar to a traditional mobile home park, and staff questions the viability of the proposed use. The front (north) portion of the property is zoned C-3 and designated as "C" commercial on the City's Future Land Use Plan. Staff believes that a commercial development would be most appropriate for this property which fronts a principal arterial roadway. Staff continues to recommend denial of the requested rezoning.