

October 9, 2025

ITEM NO.: 16

FILE NO.: Z-10207

NAME: Reyes – PCD

LOCATION: 9200 Chicot Road

DEVELOPER:

Katerin L. Reyes (Owner)
9200 Chicot Road
Hensley, AR 72082

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.22 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the site from C-3 to PCD to accommodate the placement of a mobile office to serve as a used car dealership and construction office.

B. EXISTING CONDITIONS:

Tract 1 is undeveloped. Tract 2 contains an existing 255 square foot trailer located near the south property line. Both tracts appear to show some surface paving at the entrance along Chicot Road. The site contains barbed-wire perimeter fencing with access along Chicot Road. Properties surrounding the site contain a mixture of 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. One stall shall be Van accessible with a 11ft stall and 5ft minimum width aisle on the passenger side of the stall.
2. A ramp is required for ADA parking that shall provide access to the building.

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:

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

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:

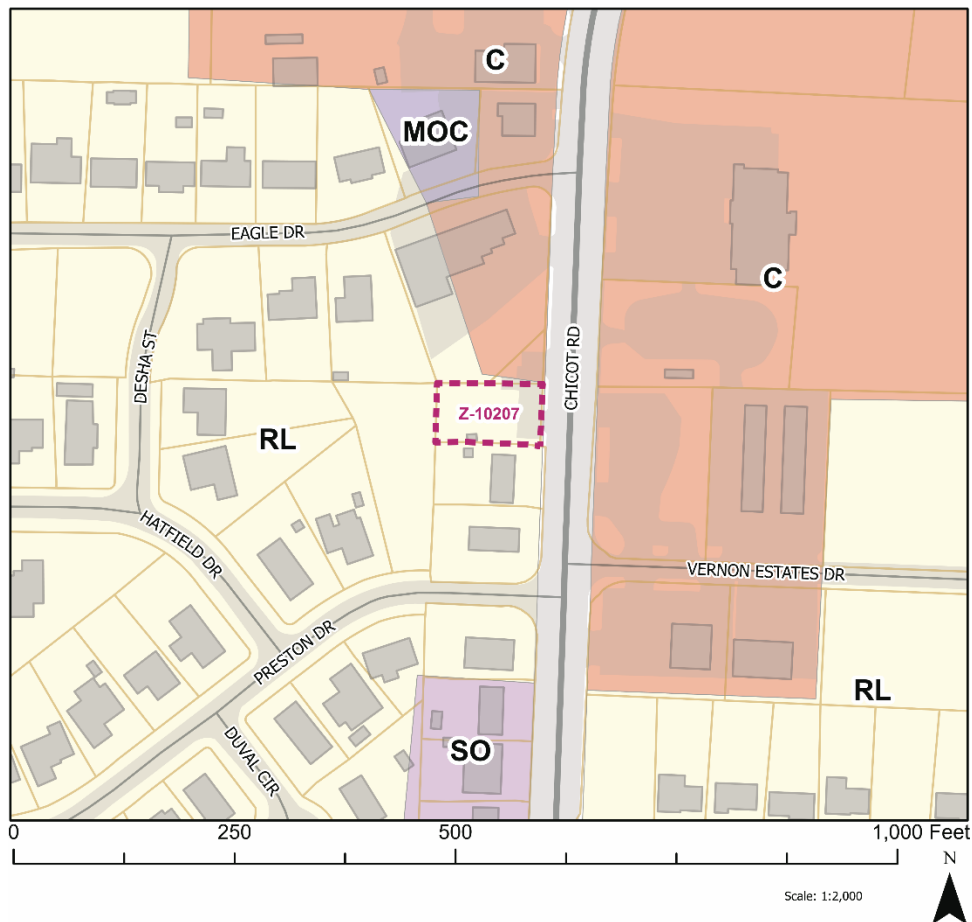
Rock Region Metro: No comments.

Planning Division:

Land Use Plan:

The request is in Planning District 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential usage, and to improve traffic circulation. The Land Use Plan shows Commercial (C) 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-C to allow a mobile office.

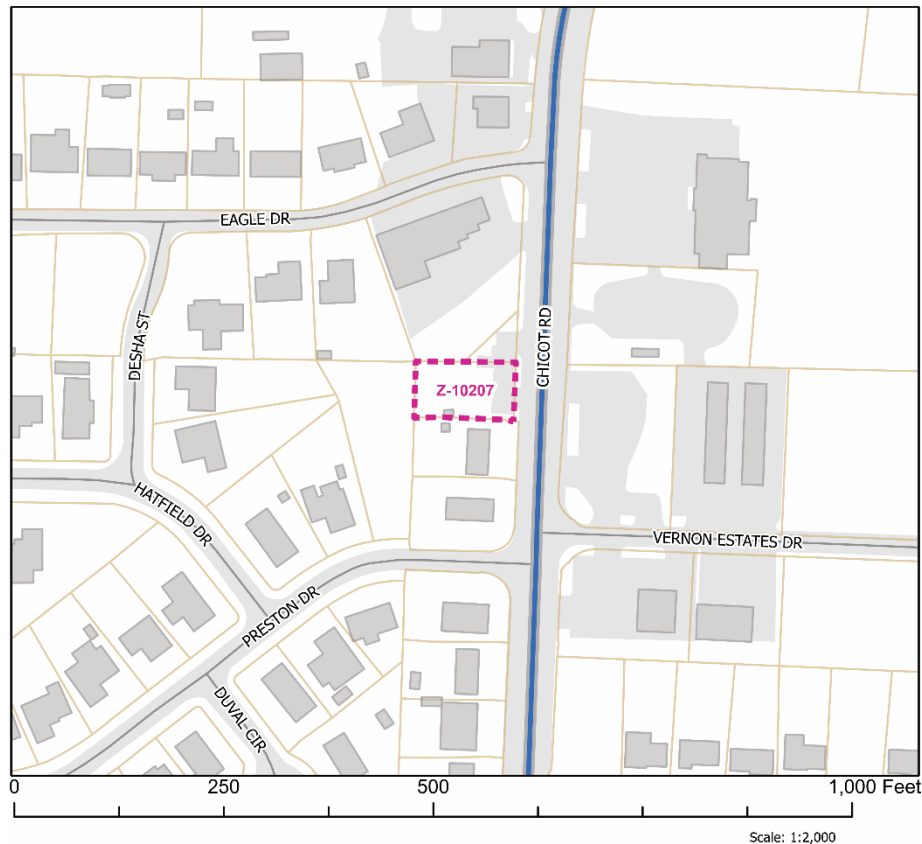
Future Land Use Plan for Z-10207



South and west of the application is designated as Residential Low Density (RL) use and is characterized by single-family homes in developed subdivisions. South beyond the RL area is designated for Suburban Office (SO) uses developed with single-family homes. North of the application is designated for Commercial (C) and Mixed Office and Commercial uses characterized by multi-office buildings. East of the application across Chicot Rd is designated for Commercial (C) uses and is developed with a commercial strip center, open-air market with food trucks, self-storage facility, and convenience store.

This site is not located in an Overlay District.

Master Street Plan for Z-10207



Master Street Plan:

Chicot Rd. 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 of right-of-way and may require street improvements.

Bicycle Plan:

Chicot Rd. 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.

ANALYSIS:

The applicant is proposing to rezone the site from C-3 to PCD to accommodate the placement of a mobile office to serve as a used car dealership and construction office.

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Access to the site is provided by a driveway extending from Chicot Road. The site plan shows an existing gate at the entrance of the property.

The dimensions for the proposed office are 30.30 feet x 8.4 feet, or approximately 255 square feet in area.

The proposed office location will be near the middle portion of Tract 2. The location provides ample room for front, rear and side yard building setbacks.

The site plan shows vehicles offered for sale will be displayed near the east property line along Chicot Road. The applicant notes both lots will contain asphalt paving as shown on the site plan.

Operating hours for both uses will be M-F from 9:30am to 6:30pm and Saturday from 10:30am to 6:30pm. The maximum number of staff for both uses will two (2) at any given time.

Typically, one (1) off-street parking space is required for the office use. The site plan shows nine (9) parking spaces, including two (2) ADA parking spaces. Staff feels that the parking is sufficient to serve the proposed use.

The applicant did not provide a sign plan with this application. Any signs placed on the property must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan does not show a dumpster location at this time. Any dumpster placed on the property must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Existing perimeter fencing is shown on the site plan. The existing fence, and any new fencing must comply with Section 36-516 of the City's Zoning Ordinance.

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

Staff is supportive of the requested PCD zoning. The applicant provided adequate responses regarding concerns raised during the staff review of this application. Staff feels the proposed use is compatible with the development pattern within the area. Most properties north and south of subject property along Chicot Road, contain commercial and office zoning and uses. Chicot Road is shown as a Principle Arterial on the City's Master Street Plan. Staff's support is based on the following conditions:

1. Provide required screening along the west and south property lines as required by Section 36-522 of the City's Zoning Ordinance.
2. Repair all existing perimeter fencing as required by Section 36-516 of the City's Zoning Ordinance. Any new fencing must comply with code.
3. Provide paving as required by Section 36-508 of the City's Zoning Ordinance.
4. Comply with handicap accessibility as required.
5. Any non-operational vehicles must be removed and will not be permitted at any time.
6. Storage and/or salvage operations will not be permitted at any time.
7. Maintenance of vehicles must take place inside an enclosed building.
8. Outdoor storage of auto parts will not be permitted at any time.
9. Provide Building Codes staff information for review regarding permanent anchoring of the existing trailer for the proposed use.

STAFF RECOMMENDATION:

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