

October 9, 2025

ITEM NO.: 11

FILE NO.: Z-6841-F

NAME: Hunsicker – PCD

LOCATION: 600 N. Tyler Street

DEVELOPER:

Sydney Hunsicker & Jack Lloyd (Owner)
412 Valentine Street
Little Rock, AR 72205

SURVEYOR/ENGINEER:

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

AREA: 0.14 acre

NUMBER OF LOTS: 1.5

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: PD-C

BACKGROUND:

On September 15, 1998, the Board of Directors approved rezoning of the site from R-3 to PD-C to allow the existing building to be utilized as a small neighborhood restaurant (Ordinance No. 17820).

On November 10, 2005, the Planning Commission denied the request to extend operating hours and additional seating. On February 16, 2006, the Board of Directors reviewed the request and sent it back to the Planning Commission. On April 18, 2006, the Board of Directors denied the application as filed.

In 2016 the applicant applied to revise the PD-C. On February 2, 2016, the Board of Directors approved the application to extend operation hours (Ordinance No, 21,161).

On June 10, 2025, the property was purchased by a new owner who intends to develop the site for commercial and residential uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current owner and applicant is now proposing to rezone the property from PD-C to PCD to allow the site to be utilized for barber/beauty use. The applicant is also proposing to build and occupy a new single-family residence in the rear of property.

B. EXISTING CONDITIONS:

The site contains an existing one-story, 1,324 square foot, wood-framed building with a 16x10 foot wood deck at the southeast corner of the building. Properties surrounding the site contain single-family uses and zoning in all directions. Fair Park Elementary School is located to the east, across N. Tyler Street.

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 DIVISION):

1. Provide a parking plan including driveways and accessible parking as required for the change of use and newly proposed commercial business.
2. Deck out front shall have a franchise permit applied for with Public Works, please provide approval.
3. Deck ramp doesn't currently meet ADA standards and shall meet current adopted codes for compliance per change of use.
4. 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.
5. 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.
6. 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:

1. All Central Arkansas Water requirements in effect at the time of 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

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 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.

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.

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F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with Chapter 36, Article IX – Buffers and Screening.
2. Site development plans must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

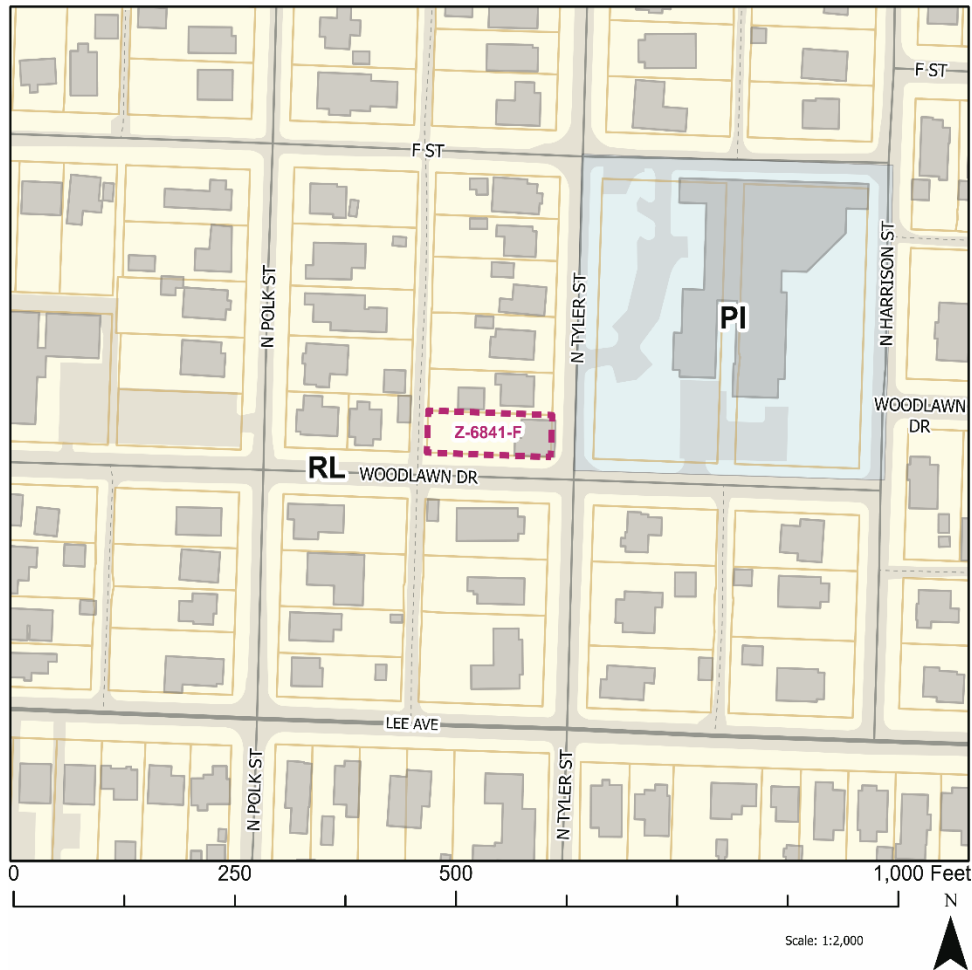
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan

The request is in Planning District 4, the Heights/Hillcrest Planning District. The Development Principals of this district stress preservation and enhancement of the unique and positive features of this section of the city. The Land Use Plan shows Residential Low (RL) Density use for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a PCD.

Future Land Use Plan for Z-6841-F

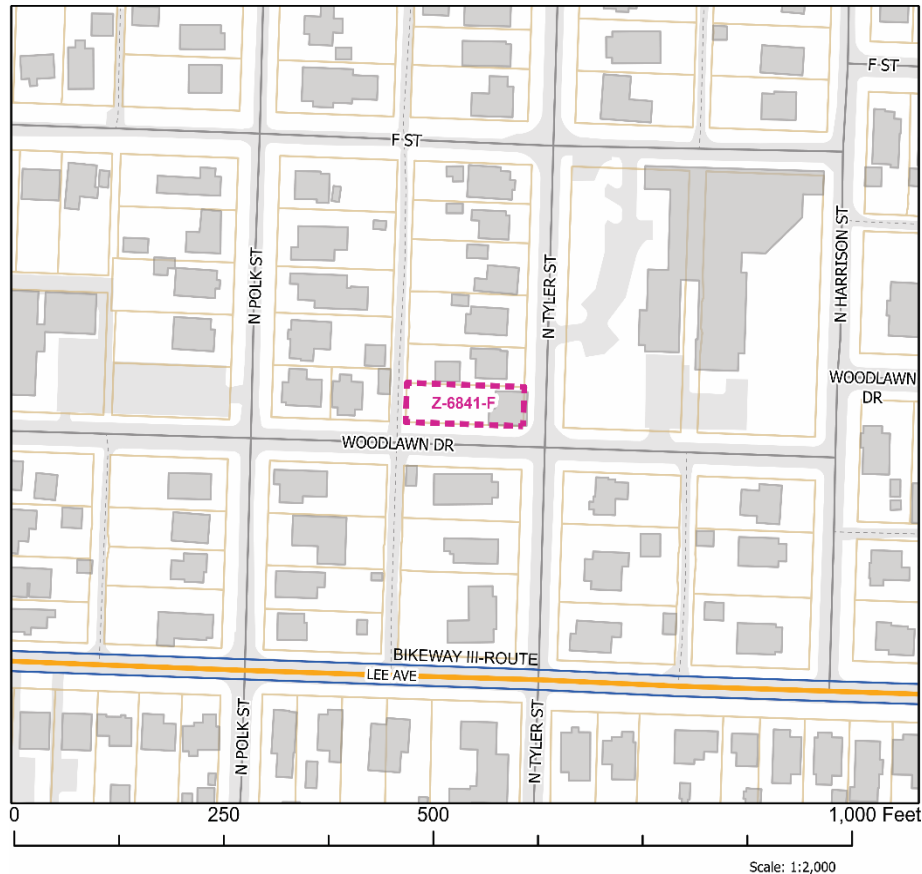


The application is surrounded on the north, west and south by areas designated for Residential Low (RL) Density use characterized by single family houses as well as duplexes and small-scale multifamily units in developed neighborhoods. East of the application is an area of Public/Institutional use which is the Fair Park Early Childhood Center.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20,223). The purpose of the Hillcrest Design Overlay District is to help maintain the built environment in a neighborhood that is rich in history and architectural character and consists of both a vital residential area and a thriving commercial sector. In order to preserve and enhance those qualities, compatible design and scale of buildings, parking areas, signage, landscaping, streetscapes, and street

furnishings are required such that the friendly, pedestrian-oriented, "small-town" nature of the neighborhood is continued.

Master Street Plan for Z-6841-F



Master Street Plan:

Woodlawn Dr and N Tyler St are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Woodlawn Dr and N Tyler St are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

It is staff's understanding that the applicant is currently pursuing a Determination of Eligibility for potential nomination of the site to the National Register of Historic Places.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposal will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources

H. ANALYSIS:

The current owner and applicant is now proposing to rezone the property from PD-C to PCD to allow the site to be utilized for barber/beauty use. The applicant is also proposing to build and occupy a new single-family residence in the rear of property.

The site contains an existing one-story, 1,324 square foot, wood-framed building with a 16x10 foot wood deck at the southeast corner of the building. Properties surrounding the site contain single-family uses and zoning in all directions. Fair Park Elementary School is located to the east, across N. Tyler Street.

The existing wood framed structure at the northwest corner of N. Tyler and Woodlawn Streets will be renovated and will contain the barber/beauty use, with C-1 permitted uses as an alternate use. The applicant will construct a new deck on the rear of the existing structure, with ramps to serve as handicap accessibility. The applicant must obtain a franchise permit for the deck at the front corner of the structure, as it encroaches into the right-of way.

Operating hours will be from 9:00am to 7:00pm during days of operation and will contain six (6) personal service professionals providing a low-tox/no-tox, cleaner-air salon experience, hair stylists, estheticians, massage therapists and varying professional services to approximately six (6) to eight (8) clients at any given time.

The applicant also proposes to construct and occupy a two-story, detached 1,137 square foot single-family residence in the rear of the property. The site plan shows the residence will be setback five (5) feet from the north and south property lines, and a fifteen (15) foot building setback from the rear property line. The single-family residence shall not exceed thirty-five (35) feet in height.

Section 36-502 requires one (1) parking space for the proposed single-family dwelling. The applicant will provide approximately four (4) parking spaces off the alley for the residence. Section 36-502 would typically require six (6) parking spaces for the proposed salon use. The applicant notes that there are six (6) to seven (7) on-street parking spaces along the frontage of this lot. The past commercial use of this property has utilized on-street parking.

Staff feels that the overall parking plan for the development is sufficient to serve both uses.

The applicant did not provide a sign plan with this application. Any future signage must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones) for the barber/beauty use, and Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones) for the single-family residence.

The applicant notes that normal city trash collection will be utilized for commercial and residential use. If a dumpster is placed on the property, it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The site plan shows existing perimeter fencing. Any new fence erected in the future must comply with Section 36-516 of the City's Zoning Ordinance.

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

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for the subject property. Staff feels the proposed commercial and residential use will have less impact within the general area as the proposed use will serve the community with a broader range of services than the previous restaurant use. Although there may be a minor increase in traffic, staff feels the proposed development will not have an adverse impact on the surrounding properties.

I. 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.