

August 14, 2025

ITEM NO.: 1

FILE NO.: Z-6978-A

NAME: Equipment Share – Conditional Use Permit

LOCATION: 7600 Block of Fluid Drive

DEVELOPER:

Brian Morton (Agent)
5710 Bull Run Drive
Columbia, MO 65201

OWNER/AUTHORIZED AGENT:

Rickey Thomas (Owner)
13502 Frazier Pike
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Commercial Real Estate
3465 S. Arlington Road, Suite E #183
Akron, OH 44312

AREA: 6.8 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 25

CENSUS TRACT: 40.07

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow for the development of a tool and equipment rental facility with outside display on C-3 zoned property.

B. EXISTING CONDITIONS:

The site is currently an undeveloped, grass-covered lot that is located west of McDonalds and El Rancho Motel, north of the Goodyear and Berendsen Fluid Power Store. Properties surrounding the site contain a mixture of zoning and uses in all directions.

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): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
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. 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.
4. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Due to the property located adjacent to Fluid Drive which is a commercial street on the Master Street Plan, driveway spacing is 250 ft from streets and other driveways and 125 ft from side property lines. A variance must be requested for the proposed driveway locations
5. Driveway radiuses cannot be extended beyond the property line. Provide the property lines with labeled dimensions on the site plan.
6. Zone AE floodplain is located on the subject property to the west. The CLR floodplain regulations apply for development within a mapped floodplain.
7. Provide on the site plan of the location of the required stormwater detention facility constructed in conformance with the City of Little Rock Stormwater and Drainage Manual.

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

Little Rock Water Reclamation Authority: No comments received.

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:

1. Full plan review.

Parks and Recreation: 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 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:

The request is in the Port Planning District, District 25. The development principles of the district include the use of commercially designated areas to serve adjacent residential neighborhoods and to provide for areas that are mixed commercial/industrial uses. The Land Use Plan shows Commercial (C) use 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 Conditional Use Permit (CUP) for use as a tool and equipment rental facility with outside display.

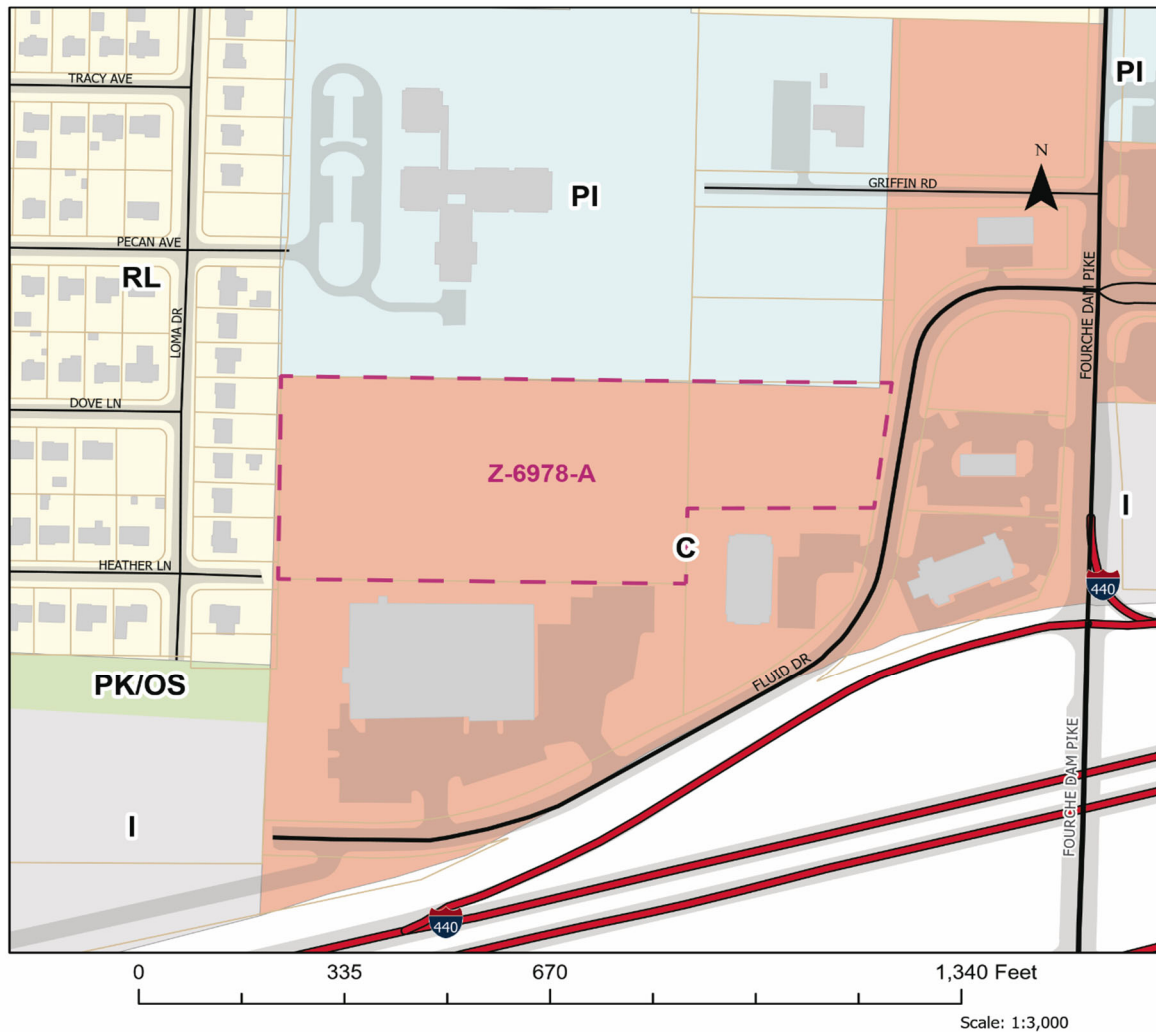
The area to the north of the application is the site of the former Badgett Elementary School and is designated for Public/Institutional (PI) uses. The area to the south and east of the application is designated for Commercial (C) uses and is characterized by a tire dealership, a warehouse, and a drive-thru restaurant. West of the site is designated for Residential Low (RL) density uses and is characterized by developed residential subdivisions.

This site is not located in an Overlay District.

Master Street Plan:

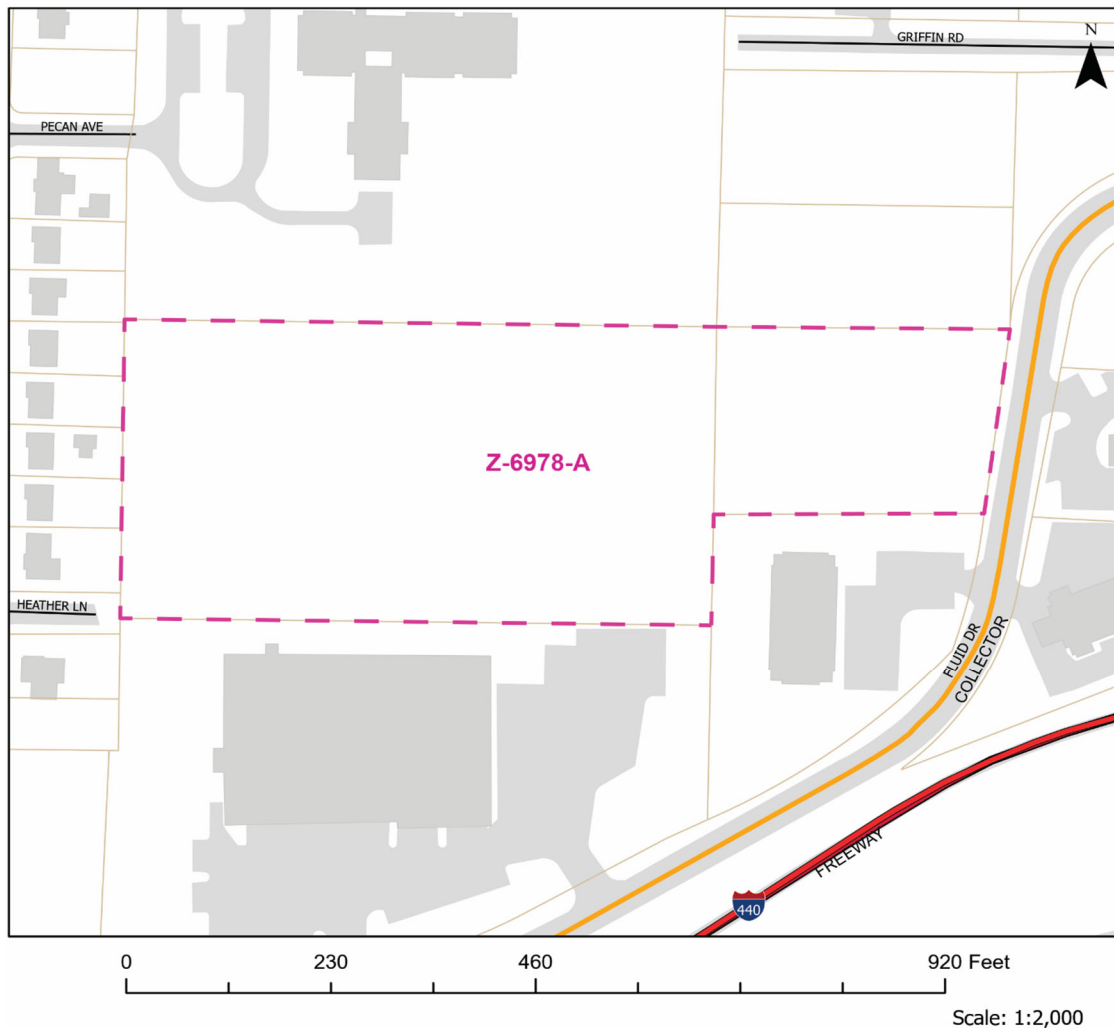
Fluid Drive is designated as a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of

Future Land Use Plan for Z-6978-A



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 for Z-6978-A



Bicycle Plan:

Fluid Drive is not shown as a designated route in 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 resource.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow for the development of a tool and equipment rental facility with outside display on C-3 zoned property.

The site is currently an undeveloped, grass-covered lot that is located west of McDonalds and El Rancho Motel, north of the Goodyear and Berendsen Fluid Power Store. Properties surrounding the site contain a mixture of zoning and uses in all directions.

The site takes access from a twenty-five (25) foot wide driveway extending west from Fluid drive.

The applicant will build a 230'-10" x 61'-7" (14,240sf) commercial building with the parking area located on the east side of the building. The site plan shows outdoor storage display along Fluid Drive. A second outdoor storage and display area is shown in the western portion of the property, encompassing the majority of the building.

The building construction materials will include red-iron steel, with commercial metal studs for interior walls. The exterior of the building will be wrapped with metal roofing and siding panels. The roof will be a standing seam, metal roof.

All building setbacks are well over the building setbacks required in the C-3 zoning district.

The site plan shows twenty-five (25) parking spaces, including the required ADA parking spaces. Staff feels that the parking is sufficient to serve the proposed use.

Operating hours will be Monday-Friday from 8:00am to 5:00pm. No weekend hours are proposed with this application. The maximum number of employees will be twenty-five (25) at any given time.

A fifty (50) foot wide open space (OS) zoned buffer is located along the west property line shall remain undisturbed. A construction fence must be placed on the property to protect the OS zoned area prior to construction/site work beginning.

The applicant is not proposing any signage at this time. Any signs placed on the property and the building must conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Any fence must conform with Section 36-516.

The site plan does not show a dumpster at this time. Any dumpster placed on the site 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 supportive of the requested conditional use permit. Staff views the request as reasonable. Staff feels the development of the site is appropriate. The proposed commercial use will be compatible with the surrounding mixture of uses in the general area. Staff feels that the proposed use will have no adverse impact on the surrounding area.

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.