

April 10, 2025

ITEM NO.: 10

FILE NO.: Z-10010-A

NAME: Rezoning from R-2 and MF-12 to O-1

LOCATION: 5124/5224 Stagecoach Road

DEVELOPER:

Antioch Missionary Baptist Church, et al
5224 Stagecoach Road
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Antioch Missionary Baptist Church – Owner
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 11.17 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 12 CENSUS TRACT: 24.05

CURRENT ZONING: R-2 and MF-12

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 11.17 acre property located at 5124/5224 Stagecoach Road from "R-2" Single Family District and "MF-12" Multifamily District to "O-1" Quiet Office District. The rezoning is requested to allow a private school.

B. EXISTING CONDITIONS:

The property is currently occupied by the Missionary Baptist Seminary campus. Two (2) existing buildings are located on the site, with driveways from Stagecoach

Road and Rockwood Road. A paved parking area is located to the west of the largest building.

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. Stagecoach Road is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline is required.
2. Rockwood Road is classified on the Master Street Plan as a commercial street. A dedication of right-of-way 30 ft from centerline is required.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Stagecoach Road and Rockwood Road.

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: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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 an 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. Building 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 provide 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 building 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 exceed 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. Construction of gates shall be of material that allow 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 requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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 Marshal's 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: Project is a change of occupancy, therefore subject to full plan review. Being re-zoned does not mean the building complies it simply means the building, once modified can be used for the intended purpose of the rezoning. A Building permit review, building permit will be required. Contact crichey@littlerock.gov 501-371-4724 or twhitener@littlerock.gov 501-371-4875 to determine further requirements.

Landscape: No comments.

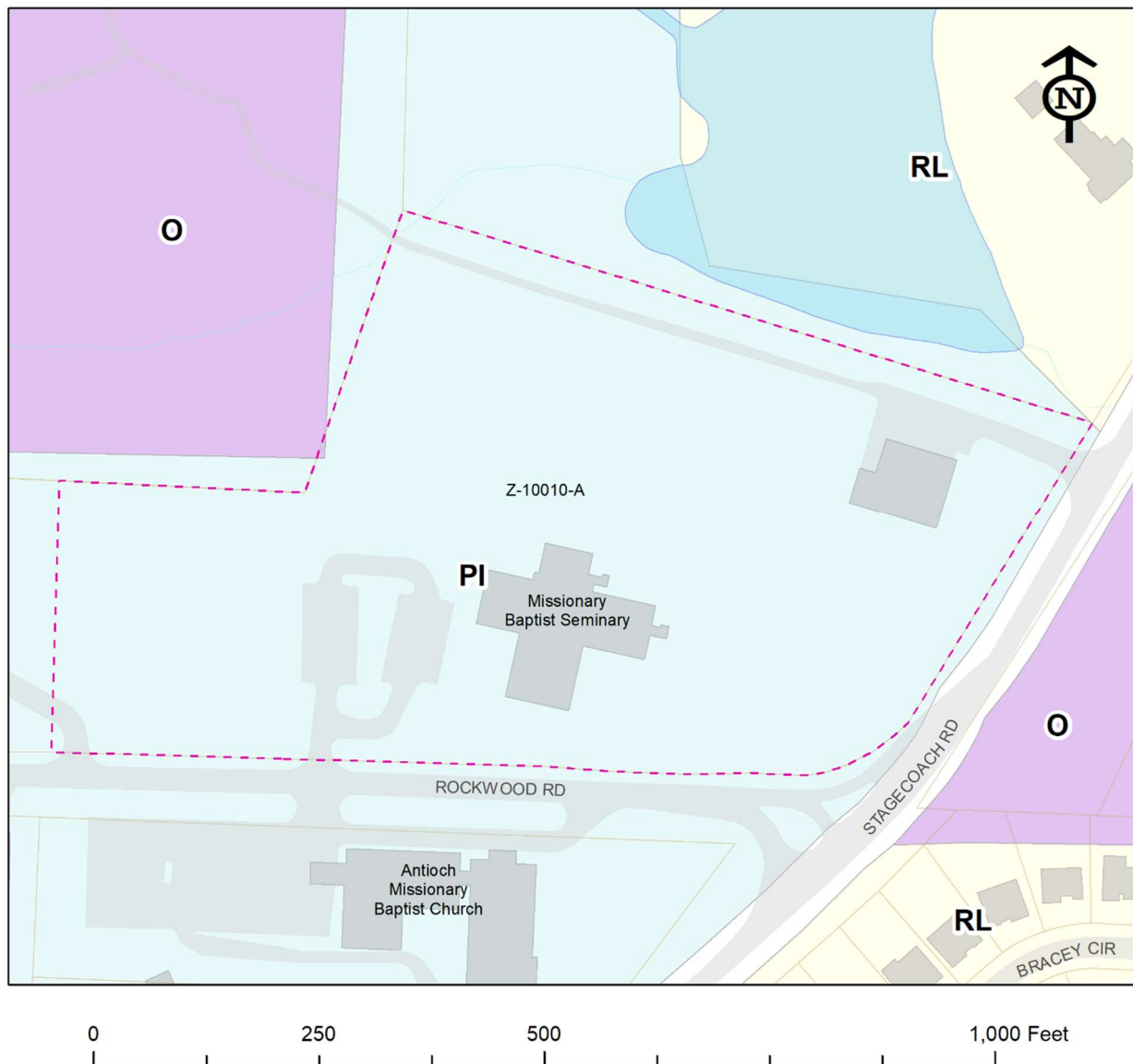
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the 65th Street West Planning District. The Land Use Plan shows PI for the requested area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such

Land Use Plan Z-10010-A



as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is for Rezoning.

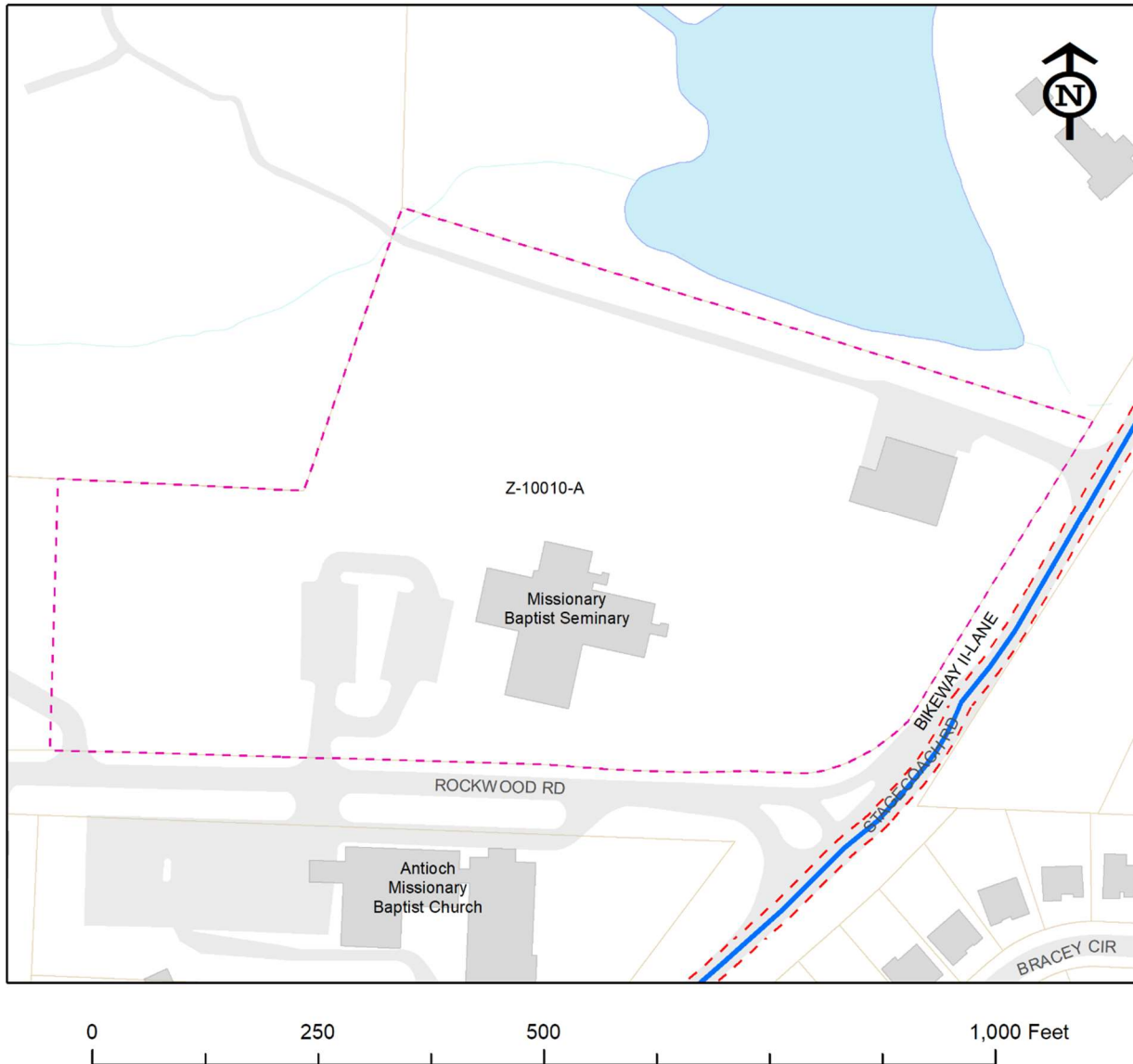
Surrounding the application area to the east and south are faith based institutions. North of the site is a single family residence. East of the site are dormitories.

This site is not located in an Overlay District.

Master Street Plan:

Stagecoach 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.

Master Street Plan Z-10010-A



Bicycle Plan:

Stagecoach Rd 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 property owner requests to rezone the 11.17 acre property located at 5124/5224 Stagecoach Road from “R-2” Single Family District and “MF-12” Multifamily District to “O-1” Quiet Office District. The rezoning is requested to allow a private school.

The property is currently occupied by the Missionary Baptist Seminary campus. Two (2) existing buildings are located on the site, with driveways from Stagecoach Road and Rockwood Road. A paved parking area is located to the west of the largest building.

The City’s Future Land Use Plan designates the property as “PI” Public/Institutional. The requested O-1 zoning will not require an amendment to the plan.

Staff is supportive of the requested O-1 zoning. The proposed O-1 zoning will be compatible within this area along Stagecoach Road which is a principal arterial roadway. Office zoned lots (O-3) are located across Stagecoach Road to the east and northeast, and across Rockwood Road to the southwest. PD-C zoned property is located immediately to the north, with I-1 and MF-12 zoned property to the west. Staff believes that the requested O-1 zoning is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-1 rezoning.