

April 10, 2025

ITEM NO.: 4

FILE NO.: Z-5317-B

NAME: Rezoning from R-2 to C-3

LOCATION: 5924 Baseline Road

AGENT:

Hiral Hudda (Agent)
5924 Baseline Road
Little Rock, AR 72209

OWNER:

Baseline X Road LLC
5924 Baseline Road
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Smith and Goodson
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: .40 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the .40-acre lot at 5924 Baseline Road from "R-2" (Single Family District) to "C-3" (General Commercial District) to recognize the historic and continued use of the existing property as a convenience store with gas pumps.

B. EXISTING CONDITIONS:

The site contains an existing 1,500 square foot convenience store building, with a canopy fuel island located along Geyer Springs Road (west). The property is zoned R-2 and contains the last remaining, nonconforming, commercial use at the intersection of Baseline Road and Geyer Springs Road. Properties in the general area contain a mixture of commercial 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: No Comments

Public Works:

Baseline Road is classified on the Master Street Plan as a principal arterial street with a special design standard. Dedication of right-of-way to 45 feet from centerline will be required. Geyer Springs Road is classified on the Master Street Plan as a minor arterial street. Dedication of right-of-way to 45 feet from centerline will be required. Per the Master Street Plan, where a principal arterial street intersects a minor arterial street, the applicant shall dedicate an additional 10 ft of right-of-way along Baseline Road for a future right turn lane totaling 55 feet from the centerline will be required. At the arterial-arterial intersection, a radial right-of-way dedication shall be made with a radius of 75 to 100 ft.

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

Little Rock Water Reclamation Authority: No comment.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

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.

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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 replaces 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.

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.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes:

Any alteration to this facility will require a building permit.

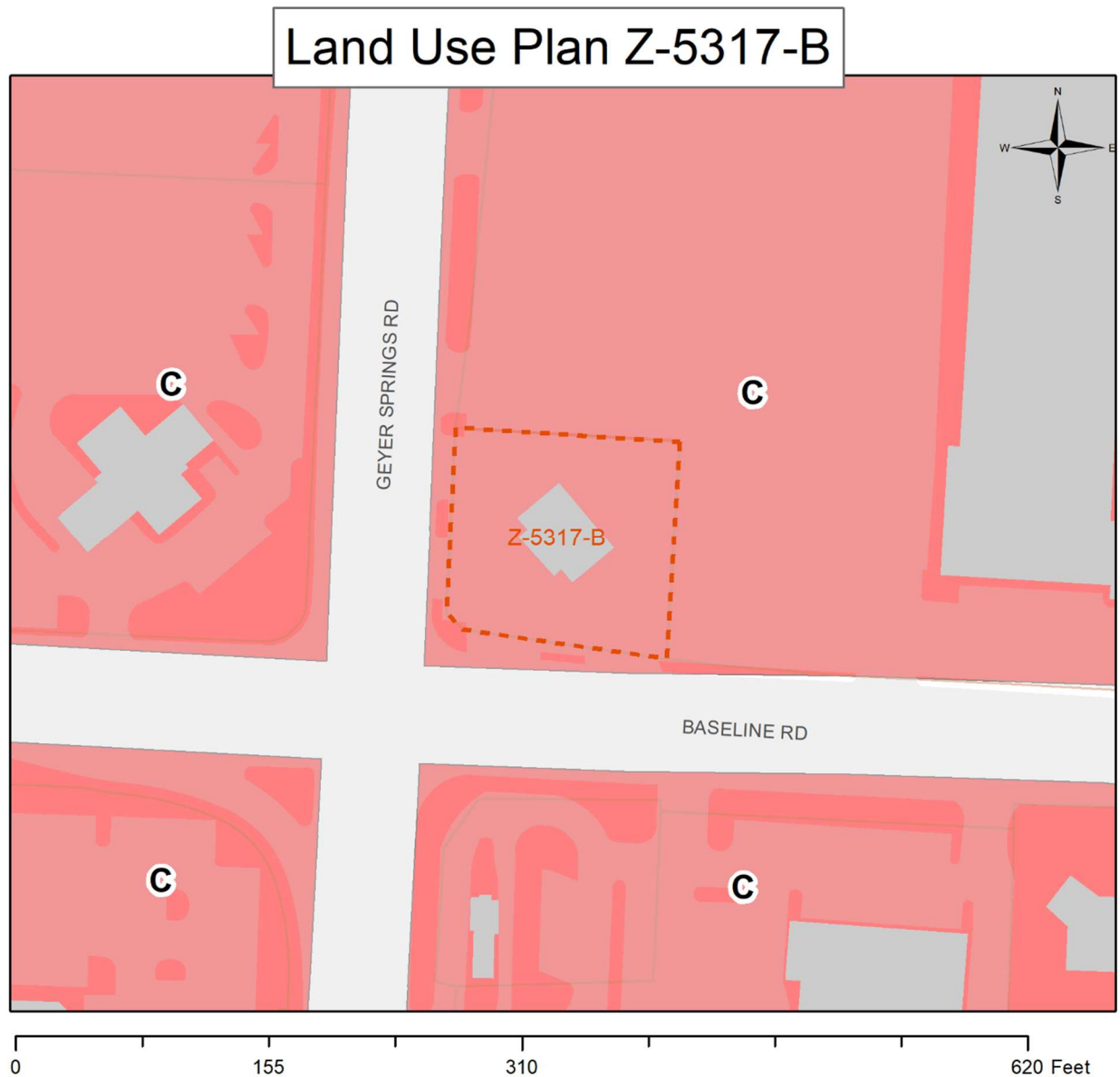
Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs East Planning District. The Land Use Plan shows 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 to Rezone from R-2 to C-3.

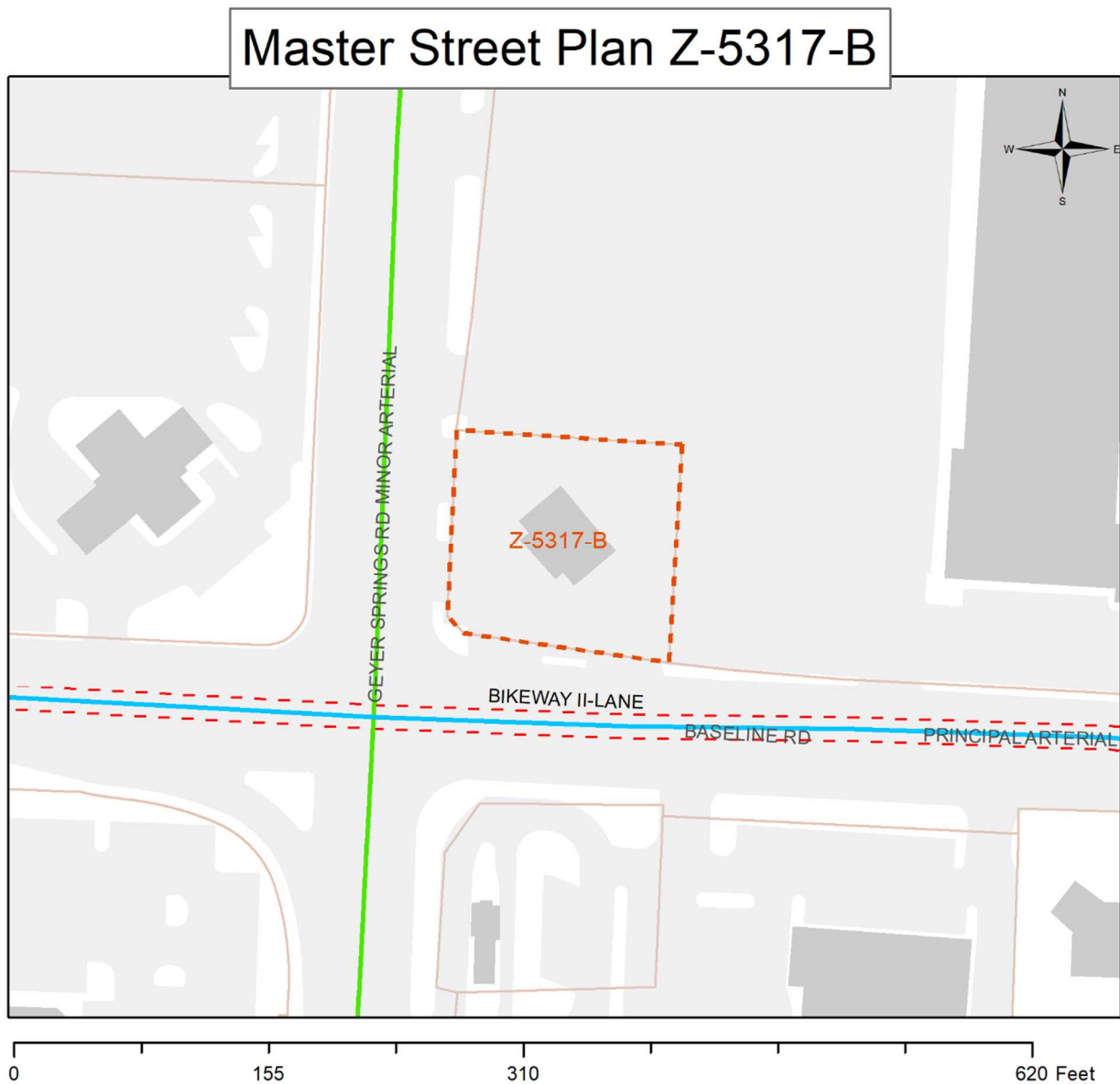


Surrounding the application area in a large Commercial (C) use area are large retail stores, restaurants, pharmacies, and banking.

This site is not located in an Overlay District.

Master Street Plan:

Baseline 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 of right-of-way and may require street improvements.



Bicycle Plan:

Baseline 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 proposes to rezone the .40-acre lot at 5924 Baseline Road from "R-2" (Single Family District) to "C-3" (General Commercial District) to recognize the historic and continued use of the existing property as a convenience store with gas pumps.

The site contains an existing 1,500 square foot convenience store building, with a canopy fuel island located along Geyer Springs Road (west). The property is zoned R-2 and contains the last remaining, nonconforming, commercial use at the intersection of Baseline Road and Geyer Springs Road. Properties in the general area contain a mixture of commercial zoning and uses in all directions.

The request is in the Geyer Springs East Planning District. The Land Use Plan shows Commercial (C) for the requested area. The proposed C-3 zoning will not require a Land Use Plan Amendment.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with other zonings in the area. Properties in all directions of this property are currently zoned commercial. Staff believes the proposed C-3 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The item was deferred to the March 13, 2025 agenda as the applicant failed to complete notifications to surrounding property owners.

April 10, 2025

ITEM NO.: 4 (Cont.)

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PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The item was deferred to the April 10, 2025 agenda as the applicant failed to notify surrounding property owners as required.