

# LITTLE ROCK PLANNING COMMISSION

## DIGITAL AGENDA

# PLANNING



## **PLANNING COMMISSION**

**Todd Hart – Chairman**

**Jimmy Brown**  
**Marlon Haynes**  
**Kat Hodge**

**Paul Lattice**  
**Alicia McDonald**  
**Diana M. Thomas**

**Michael Vickers**  
**Robby Vogel**  
**Pamela Whitaker**

**HEARING PROCEDURE:** Welcome to this session of the Little Rock Planning Commission. While we want to extend every courtesy to all members of the public who attend our hearings, the size of the agenda sometimes imposes limits on how much time can be allocated to specific issues, particularly when there is a large attendance relative to controversial matters. For this reason, your Commission has adopted the following protocol for all hearings. Your cooperation in observing these rules of conduct will be greatly appreciated.

1. Hearings will start promptly at scheduled time.
2. Both the applicant and body of persons opposing/expressing concerns will be given a total of **twenty (20) minutes** each to make their presentations. The applicant may reserve a portion of that twenty (20) minutes to respond to issues and concerns raised by objectors and other interested parties. Objectors will be allotted a single block of twenty (20) minutes. Rebuttal shall not be permitted. Although each party may allocate its twenty minutes among several speakers, to avoid redundancy and ensure that all important issues are covered, the commission strongly encourages that a large group opposing a particular application assign a spokesperson to represent its viewpoint. Deferred items that have been discussed at a prior hearing will be limited to a total of **ten (10) minutes** each for applicant and opposing party.
3. Commissioners will withhold questions until after both applicant and opposing parties have made their presentations. There will be no time limit during this questioning period.
4. To ensure proper recognition by the Commission Chair, any person wishing to speak should (A) complete a card beforehand indicating the agenda item on which he/she wishes to speak and (B) when called by the Chair, approach and use the microphone at the podium, and state name and address for the record before making remarks.
5. Speakers will be given seating priority in the hearing room, and overflow attendees may assemble in the hallway. Please avoid standing and congregating around or in front of the Commissioners dais.
6. Please show courtesy to others at the hearing. Persons engaging in disruptive behavior may be asked to leave the hearing room.

**VOTING:** Six (6) votes are required to approve or deny issues other than procedural matters. In those instances where no action is required by the Board of Directors and the action before the Commission fails to receive the required six (6) votes, the request shall be declared to be denied. Actions requiring the City Board of Directors approval which receive a positive vote from the majority of members present but which fail to receive the required six (6) commission votes, shall be forwarded to the Board of Directors with a recommendation of denial. The minute record of the hearing and the Board of Directors' communication shall reflect the motions and voting on the matter so as to fully convey to the Board the Planning Commission record for such matters. Actions requiring the City Board of Directors approval which fail to receive a positive vote from the majority of members present and which fail to receive the required six (6) votes either for approval or denial shall be declared to be denied. Such matters may be appealed to the Board of Directors by the applicant.

The Planning Commission's municipal authority is final for Subdivision Matters, Conditional Use Permits, Special Use Permits and Zoning Site Plan Reviews, unless otherwise appealed to the City Board of Directors as explained below. The Planning Commission only makes recommendations to the City Board concerning Regular Rezonings, Planned Unit Developments, and Right-Of-Way abandonments.

**APPROVED ZONING ITEMS:** Zoning matters recommended for approval are forwarded by staff to the City Clerk for placement on the agenda for the next appropriate City Board meeting, which is usually within four (4) weeks.

**APPEALS:** Denied Rezoning Matters, as well as all Conditional Use Permits and Special Use Permits, may be appealed to the City Board of Directors within thirty (30) days of Commission action. Appeals of Subdivision Matters are to the appropriate court of jurisdiction.

**OFFICE:** For information or assistance, you may visit the Department of Planning and Development which located at 723 West Markham, (on the southeast corner of State and Markham Streets) or call the office at 371-4790.

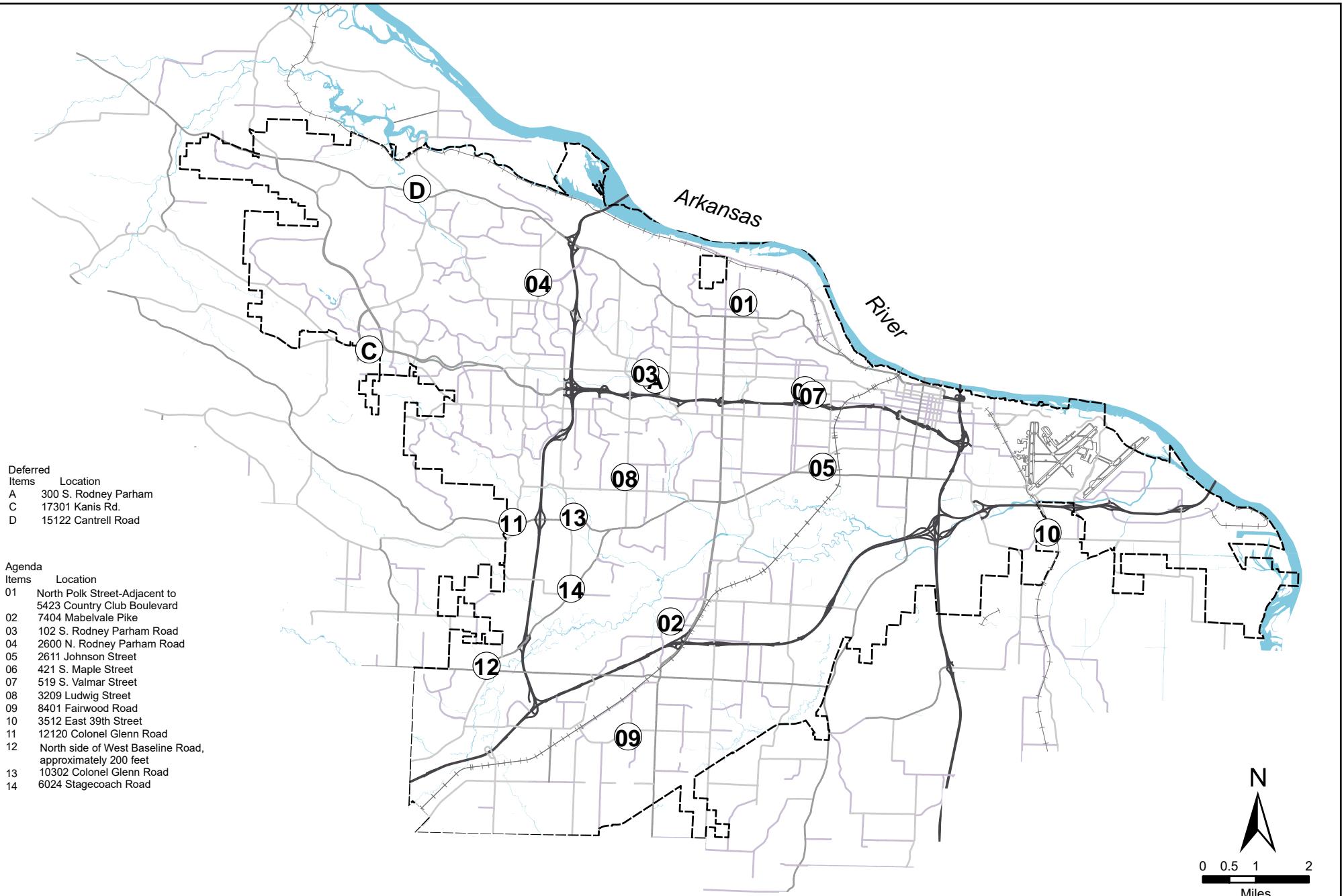
LITTLE ROCK PLANNING COMMISSION

AGENDA

MAY 11, 2023

4:00 P.M.

- I. Roll Call and Finding of a Quorum
- II. Approval of Minutes of the April 13, 2023 Meeting of the Little Rock Planning Commission
- III. Presentation of the Consent Agenda
- IV. Presentation of Hearing Items
- V. Citizen Communication



## Planning Commission

City of Little Rock Planning & Development

LITTLE ROCK PLANNING COMMISSION  
AGENDA  
MAY 11, 2023

OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
A.	<u>Z-3748-A</u>	Parham Place – Revised PCD 300 S. Rodney Parham Road
B.		Hillcrest Design Overlay District Amendment
C.	<u>Z-5502-K</u>	West Kanis Storage 2 – PD-C West of 17301 Kanis Road
D.	<u>Z-5817-L</u>	Cantrell West Retail Center – PCD 15122 Cantrell Road

NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
1.	<u>G-23-488</u>	North Polk Street – Right-of-Way Abandonment Adjacent to 5423 Country Club Boulevard
2.	<u>S-1941</u>	Little West Addition – Preliminary Plat 7404 Mabelvale Pike
3.	<u>Z-8629-D</u>	Storage Space, LLC – Conditional Use Permit 102 S. Rodney Parham Road
4.	<u>Z-9768</u>	Hicks Accessory Dwelling – Conditional Use Permit 2600 N. Rodney Parham Road
5.	<u>Z-9774</u>	Oganesian Duplex – Conditional Use Permit 2611 Johnson Street

NEW BUSINESS: (Continued)

<u>Item Number:</u>	<u>File Number:</u>	<u>Title:</u>
6.	<u>Z-9776</u>	Gray Accessory Dwelling – Conditional Use Permit 421 S. Maple Street
7.	<u>Z-9780</u>	Kayishunge Accessory Dwelling – Conditional Use Permit 519 S. Valmar Street
8.	<u>Z-9777</u>	Arkansas Quality Therapy – Group Care Facility – Special Use Permit 3209 Ludwig Street
9.	<u>Z-9781</u>	Williams Day Care Family Home – Special Use Permit 8401 Fairwood Road
10.	<u>Z-9775</u>	Rezoning from R-3 to R-7A 3512 East 39 <sup>th</sup> Street
11.	<u>Z-4213-K</u>	Brandon House Event Center – Revised POD 12120 Colonel Glenn Road
12.	<u>Z-9074-A</u>	Life Skills for Youth – PD-O North side of West Baseline Road, approximately 200 feet west of Stagecoach Road
13.	<u>Z-9778</u>	Caliber Collision Auto Body Shop – PD-C 10302 Colonel Glenn Road
14.	<u>Z-9782</u>	Dunnick Mixed Use – PCD 6024 Stagecoach Road
15.	<u>MSP2023-01</u>	Master Street Plan Amendment – Add a portion of Shepard Drive/Extension/Russ Street and remove a portion Old Oak Drive/Black Road as a Collector.
16.		Planning Commission Bylaws – Proposed Amendments

May 11, 2023

ITEM NO.: A

FILE NO.: Z-3748-A

NAME: Parham Place – Revised PCD

LOCATION: 300 S Rodney Parham Road

DEVELOPER:

Marcie Jeter (Agent)  
PO Box 7683  
Little Rock, AR 72217

OWNER/AUTHORIZED AGENT:

Parham Place, LLC (Owner)  
18406 Cantrell Road  
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 3 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 3      CENSUS TRACT: 21.03

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On October 6, 1981, Ordinance No. 14,123 was and passed by the Board of Directors of the City of Little Rock which rezoned the property from O-3 to PCD to allow a mixed-use commercial development titled “Parham Place.” The PCD contained a use ratio of 50 percent office, medical and retail uses, 40 percent office/warehouse use and associated parking.

On July 28, 2003, the PCD was updated to include a use ratio of 45 percent retail and 55 percent office. All other uses under the previously approved PCD remained unchanged.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is now proposing to amend the previously approved PCD to remove all use percentages and allow the commercial development to have a use mix of 100 percent C-3 permitted uses.

**B. EXISTING CONDITIONS:**

The site is located on the west side of S Rodney Parham Road, north of W Capitol Avenue and contains an existing forty-thousand (40,000) square foot commercial building and associated parking. The properties surrounding the site contain a mixture of commercial, planned developments and residential zoning. Higher density residential zoning and uses are also located in the general area.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 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.**

**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.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation

of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department:

**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 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.

**F. BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the West Little Rock 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 revise a Planned Commercial Development (PCD) to change the use mixed from office with commercial to commercial.

Surrounding the application area, the *Future Land Use Map* shows Residential High Density (RH) area to the south of the site. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The land is developed with apartments in a Planned Residential Development (PRD) zoning. Beyond this is an area of Public/Institutional (PI) with two Faith Based Institutions in R-2 (Single Family District) zoning. The Public Institutional (PI) category includes public and quasi-

public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Past the RH area to the west of the site is an area of Residential Low Density (RL) with developed single-family subdivisions. 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 remain less than 6 units per acre. To the north, on west side of Rodney Parham Road, is an area of Office (O). The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. This Office area is developed with a single family residence in R-2 zoning and offices in O-3 (General Office District) zoning and a PCD (Planned Commercial Development) District. Further to the west is a large area of Commercial (C) with various retail uses zoned C-3 (General Commercial District).

North of the site, on the east side of Rodney Parham Road, is a PI area with a Post Office and a Public School. South of which is a RL area with developed single-family subdivisions zoned R-2. Further to the south is a RH area with apartments zoned R-5 (Urban Residence District) and R-6 (High-Rise Apartment District).

Master Street Plan:

S Rodney Parham Road is shown as a Minor Arterial on the *Master Street Plan Map*. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Right-of-Way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require additional ROW or street improvements.

Bicycle Plan:

S Rodney Parham Road is shown with proposed Class 2 bicycle lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no historic sites or districts in the vicinity.

**H. ANALYSIS:**

The applicant proposes to amend the existing PCD to remove the previously approved use ratio of 45 percent retail and 55 percent office to allow 100 percent

C-3 permitted uses. The associated parking allowed under the previously approved PCD will remain unchanged.

The site is located on the west side of S Rodney Parham Road, north of W Capitol Avenue and contains an existing forty-thousand (40,000) square foot commercial building and associated parking. The properties surrounding the site contain a mixture of commercial, planned developments and residential zoning. Higher density residential zoning and uses are also located in the general area.

The applicant notes the hours of operation will be from 6:00 am to 6:00 pm, Monday through Saturday.

The applicant is proposing no additional signage at this time. Any new signage must comply with Section 36-555 of the City's zoning Ordinance (signs permitted in commercial zones).

The applicant is proposing no additional lighting at this time. Any additional lighting must be low-level and directed away from adjacent properties.

The site plan does not show a dumpster on the site. Any dumpster installed on the site must screened per Section 36-523 of the City's Zoning Ordinance.

Any additional landscaping installed on the site must comply with Chapter 15 of the City's Landscape Ordinance.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested PCD revision to allow C-3 permitted uses for the existing PCD commercial development. Staff views the proposed use mix for the existing development appropriate. The property is designated as Commercial (C) on the City's Future Land Use Plan would allow a rezoning to C-3. The associated parking approved under the existing PCD will remain unchanged. Staff feels the parking will be sufficient to serve the use. Staff believes the proposed change in the use mix will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD revision, subject to compliance with the comments and conditions noted in paragraph E, and the staff analysis, of the agenda staff report.

May 11, 2023

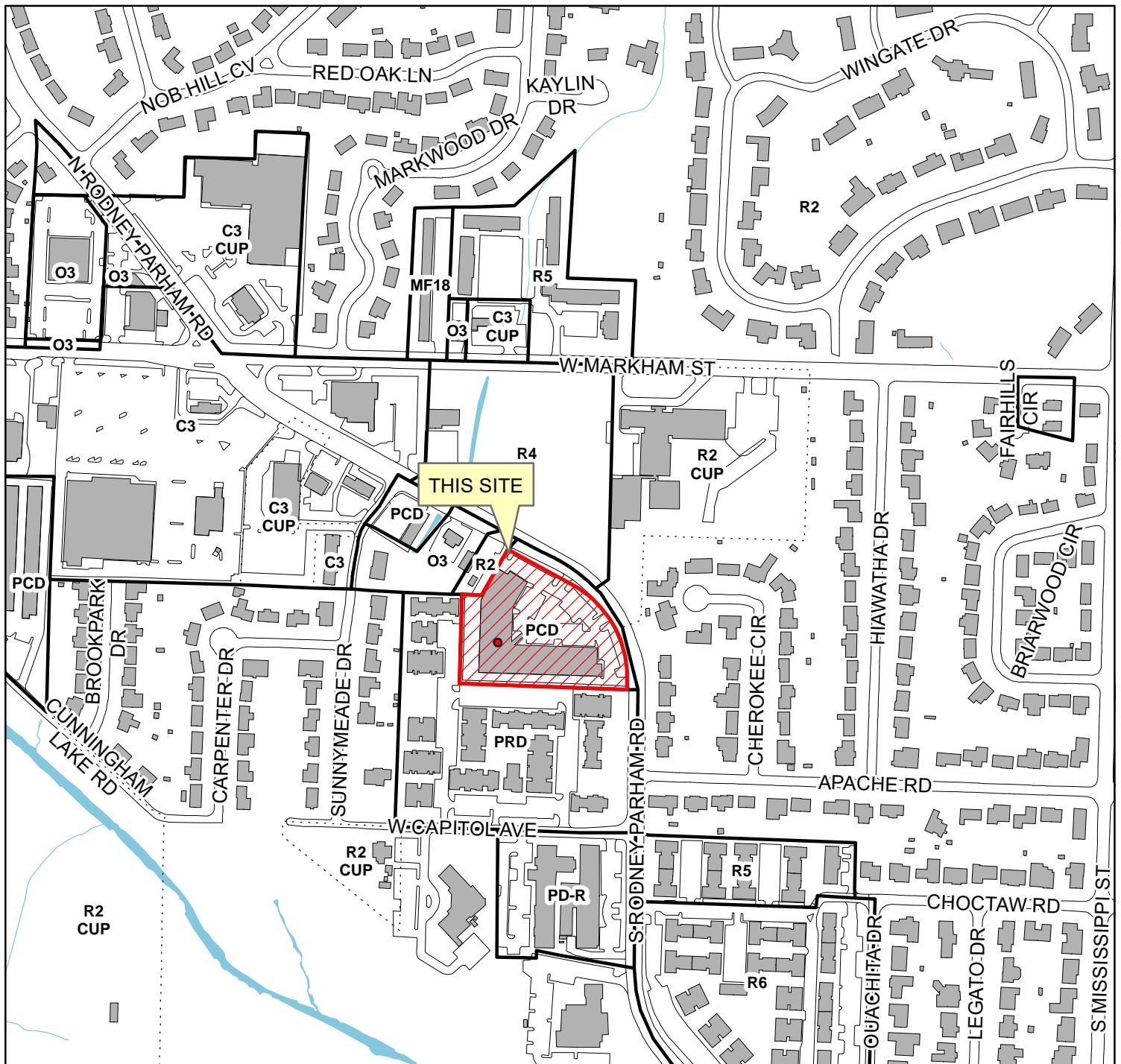
ITEM NO.: A (Cont.)

FILE NO.: Z-3748-A

PLANNING COMMISSION ACTION: (APRIL 13, 2023)

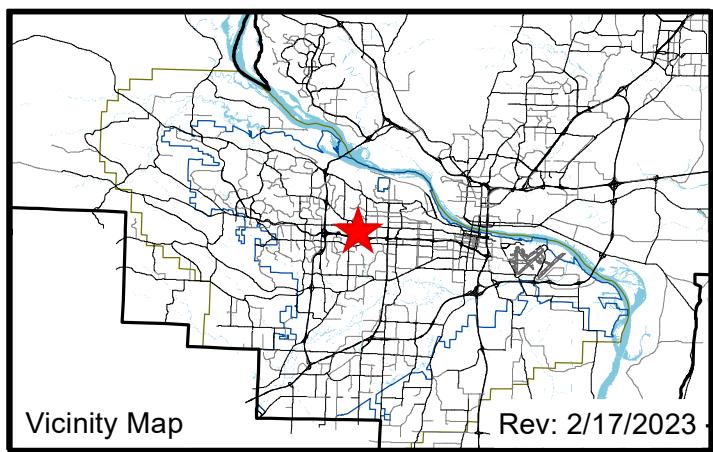
The applicant was not present. There were no persons registered in opposition. Staff presented the item and a recommendation of deferral.

The item remained on the consent agenda for deferral as recommended by staff. The vote was 7 ayes, 0 nays, 3 absent and (1) open position.



## Area Zoning

City of Little Rock Planning & Development



Case: Z-3748-A

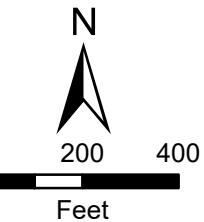
Location: 300 S. Rodney Parham

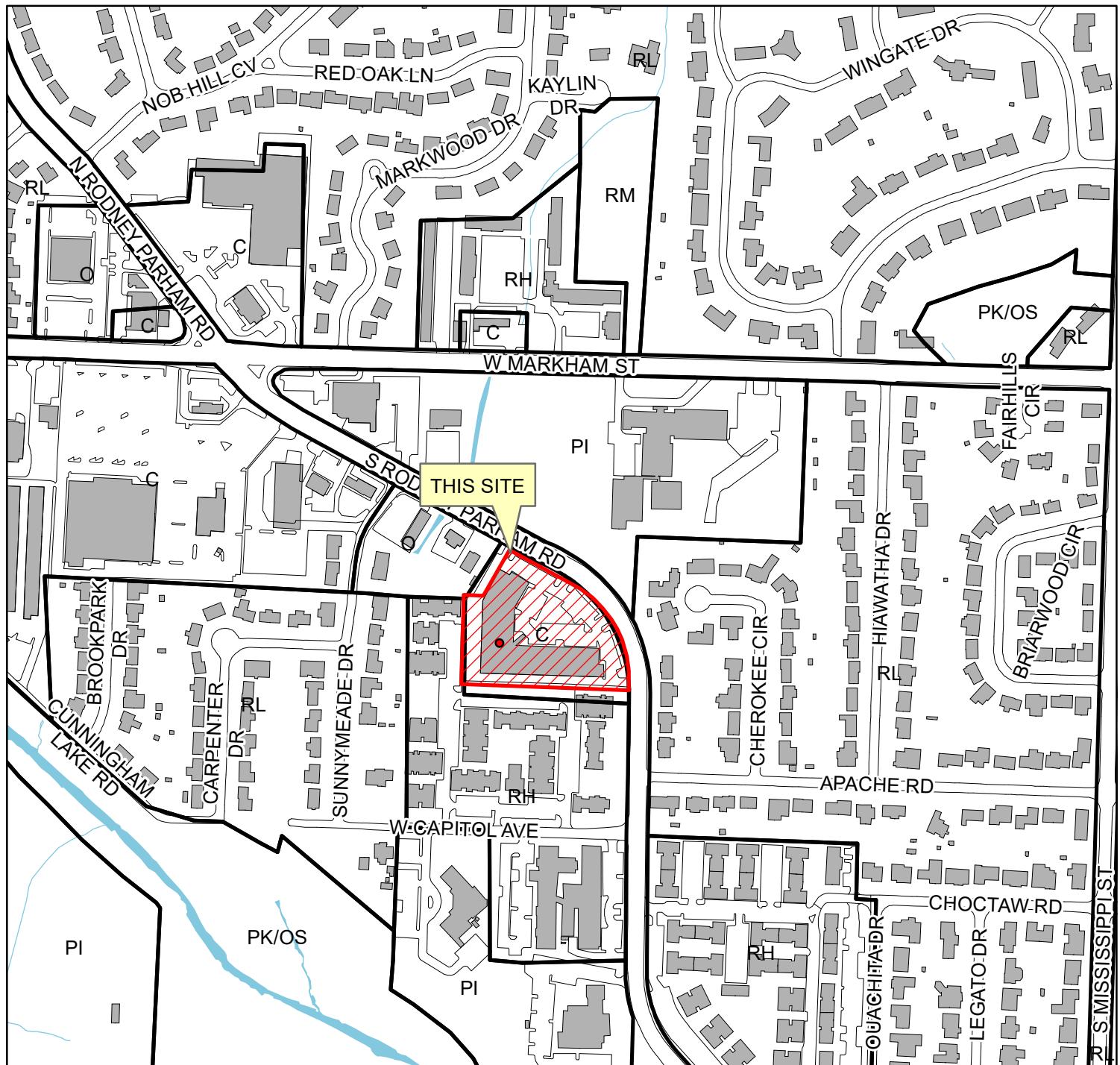
Ward: 6

PD: 3

CT: 21.03

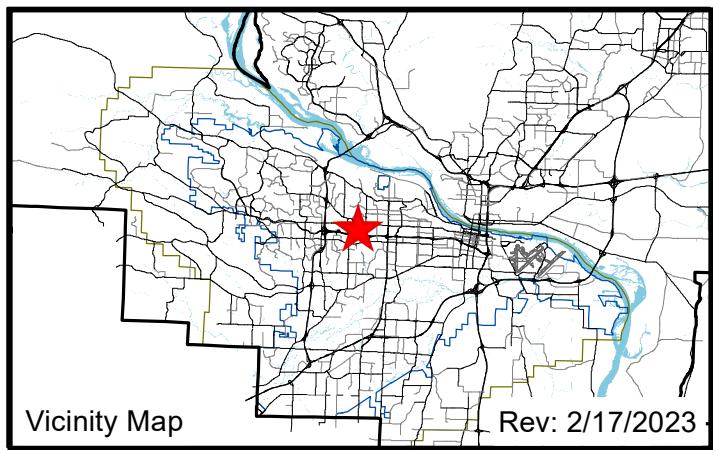
TRS: T1N R13W 2





# Land Use Plan

City of Little Rock Planning & Development



Case: Z-3748-A

**Location: 300 S. Rodney Parham**

Ward: 6

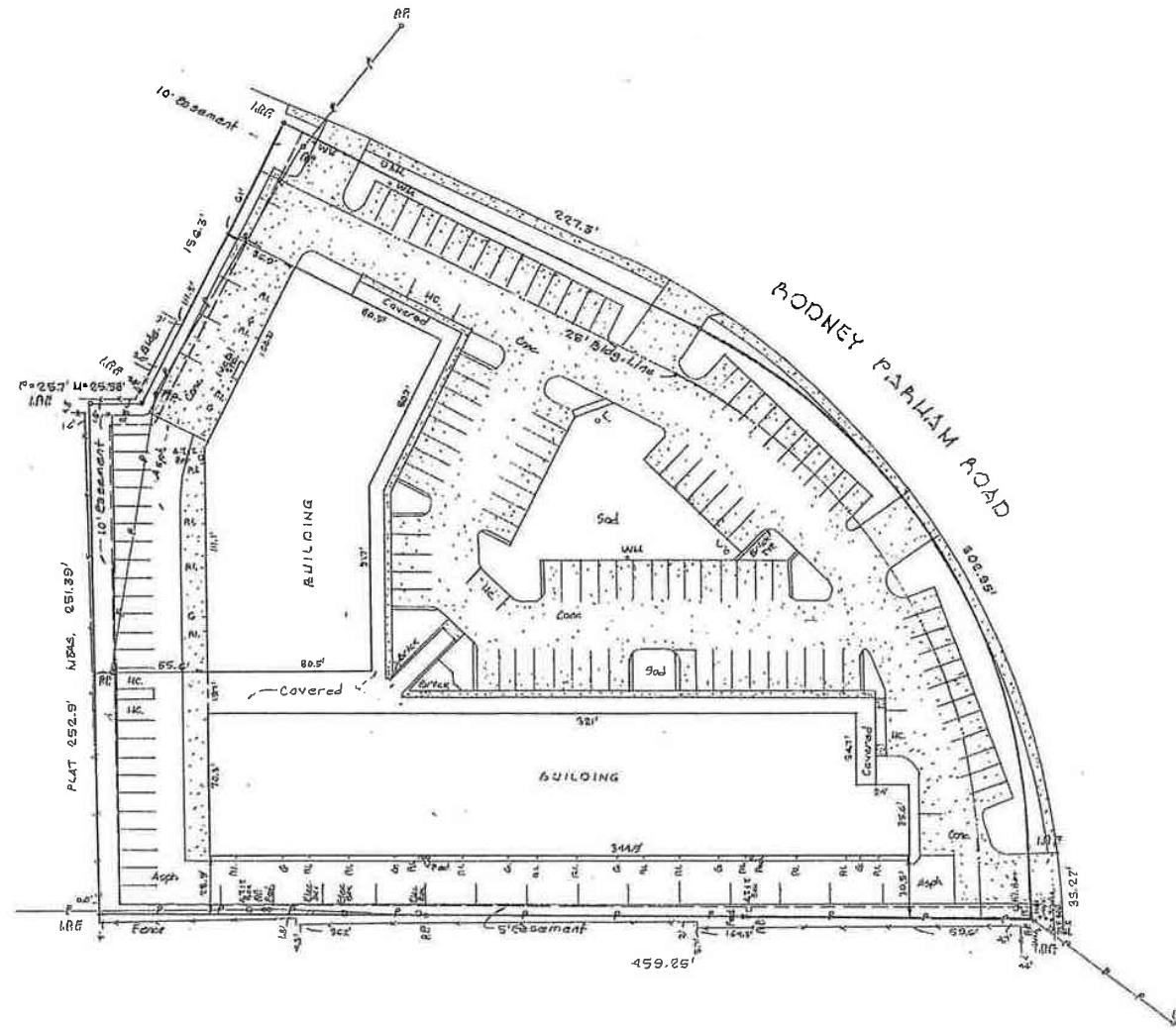
PD: 3

CT: 21.03

TRS: T1N R13W 2



A scale bar indicating distance in feet. It features a horizontal line with tick marks at 0, 200, and 400. Below the line, the word "Feet" is written in a bold, italicized font.



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-3748-A

Name: Parham Place-Revised PCD

Location: 300 S. Rodney Parham Rd.

Title: PCD



May 11, 2023

ITEM NO.: B

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NAME: Hillcrest Design Overlay District amendment

LOCATION: Hillcrest: generally, from Markham Street to L Street-North Lookout Road  
-Allsopp Park Road and University Avenue to Woodrow Street

OWNER/AUTHORIZED AGENT:

Hillcrest Residents Association  
Luke Kramer/Bruce McMath

AREA: Approximately 841 acres

WARD: 3                    PLANNING DISTRICT: 4                    CENSUS TRACT: 15.01,15.02

CURRENT ZONING: Various

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Due to concerns raised about the requested amendments, Staff believes it is essential for the applicant to meet with members of the opposition to see if a consensus package can be developed. In order to allow time for this to happen Staff recommends a one month deferral of the item.

I. STAFF RECOMMENDATION:

Staff recommends the item be deferred to the May 11, 2023, Planning Commission Hearing.

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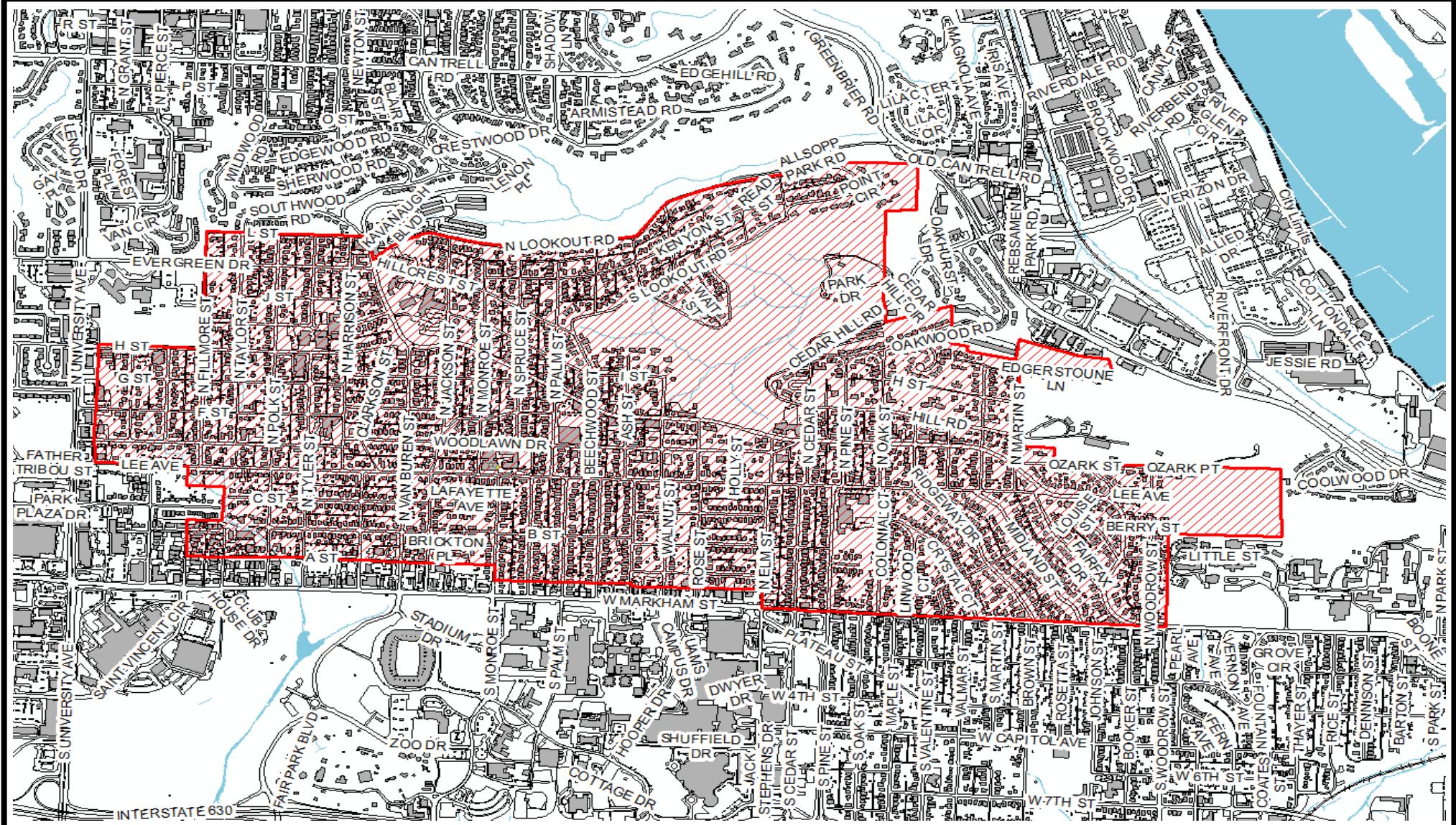
PLANNING COMMISSION ACTION: (APRIL 13, 2023)

The item was placed on the consent agenda for deferral to the May 11, 2023 Planning Commission hearing. By a vote of 7 for, 0 against, 3 absent, and 1 vacancy the consent agenda was approved.

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I. STAFF RECOMMENDATION:

Staff recommends this item be deferred to the June 8, 2023 Planning Commission Hearing.



## Sketch Map City of Little Rock Planning & Development

Name: Hillcrest Design Overlay District Amendment

Location: Generally, from Markham St. to L Street-North Lookout Road-Allsopp Park Road and University Avenue to Woodrow Street

Title: Proposed Revision to Hillcrest Design Overlay District



May 11, 2023

ITEM NO.: C

FILE NO.: Z-5502-K

NAME: West Kanis Storage 2 – PD-C

LOCATION: West of 17301 Kanis Road

DEVELOPER:

Tisdale Properties & Development  
43 Chenal Circle  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Olan Asbury (Agent)  
P.O. Box 241087  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White-Daters Engineers  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 8.28      NUMBER OF LOTS: 2      FT. NEW STREET: 0 LF

WARD: N/A      PLANNING DISTRICT: 18      CENSUS TRACT: 42.25

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property located west of 17301 Kanis Road from R-2 to PD-C to allow the development of 8.28 acre along west side of the Rock Creek to include four (4) mini-warehouse structures with paved parking and an access drive connecting to Kanis Road to the north.

B. EXISTING CONDITIONS:

The site is vacant and cleared of structures and trees. A single driveway along the northeast edge of the property provides access from Kanis Road. The centrally

located creek covers a good portion of the eastern section of the site from north to south and drains into a creek running southeast serving as a tributary to Rock Creek. The creek runs North to south dividing the tract into two (2) eastern and western lots. Properties to the north and east of the development includes commercial, and office use zoned uses and properties to the south and west include residential uses. The property to the north directly across Kanis Road owned by Entergy, zoned R-2 and O-2 and includes electrical transmission lines traversing in a north/south direction.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Provide finished floor elevations (FFE) for all buildings on site plan and grading and drainage plans.
2. Show all flood plain boundaries and flood zones on site plan and grading and drainage plans.
3. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
4. A Special Flood Hazard Development Permit (SFHA) is required to be obtained to prior to beginning construction. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204) to obtain a SFHA permit.
5. Due to the proposed structures being located within the 100-year floodplain, an elevation certificate of the finished floor elevation for each structure must be provided to the Pulaski County Planning & Development Department's floodplain administrator prior to the issuance of a certificate of occupancy. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204).
6. Development or fill within the floodway is prohibited. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204) to verify compliance with Pulaski County's flood hazard damage prevention and control ordinances and codes.
7. Kanis Road is classified as a minor arterial per Little Rock's master street plan. Therefore, dedication of additional right of way per Little Rock's master street plan for a minor arterial will be required. Total right of way dedication required from centerline of Kanis Road is 45 feet.

8. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comment.

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.
2. Provide 15-ft utility easement along road frontage, outside ROW dedication.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review.
4. Plan revisions may be required after additional review.
5. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
6. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department:

**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 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 2012 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 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 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 places 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 2012 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 2012 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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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:

1. Obtain Driveway permit form Pulaski County Public Works for new driveway off Kanis Road.
2. Provide AHD septic permit for wastewater system.
3. Obtain West Pulaski Volunteer Fire Department Approval.
4. Provide CAW approval for water service.
5. Submit a copy of the SWPPP for this project.
6. Obtain flood permit for buildings/fill inside the 100 year floodplain.
7. Verify development does not violate any existing covenants/restrictions listed in the Independence Farms Subdivision Bill of Assurance.
8. Show State Plane Coordinates for two section or quarter section corners.
9. Verify Flood panel information Zone shows to be AE Zone not AH.
10. Show certificates of owner, surveying accuracy and engineering accuracy.
11. Include owner's name and address on certificate.
12. Any city required half street improvements to Kanis Road will need to be reviewed and approved by the County Public Works Department prior to construction.
13. Show property owners for abutting property.
14. Show existing property zoning.
15. Provide storm drainage plan.
16. Pay \$33.00 review fee.
17. The revised plan appears to show a grading encroachment inside the regulatory floodway.
18. A No-Rise certification provided by an Arkansas registered professional engineer and a flood permit must be obtained from Pulaski County before any of the shown improvements in the floodway are to be constructed.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The *Future Land Use Map* shows Suburban Office (SO) and Park/Open Space (PK/OS) for the requested area. The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The application is to rezone from R-2 (Single Family District) & PCD (Planned Commercial Development) District to PDC (Planned Development Commercial) District. This is to allow for a mini-storage facility to be constructed on the site either side of the Rock Creek floodway/floodplain.

South of Kanis Road is shown for Suburban Office (SO). To the west of the application area are single family residences zoned R-2 (Single Family District) and an auto repair shop zoned C-3 (General Commercial District). This is followed by an area of undeveloped Commercial (C) at the Kanis Road/Rahling Road-Edswood intersection. South of Kanis Road to the east of the application area is one undeveloped tract of SO and zoned R-2. West of this land is shown for Mixed Office and Commercial (MOC). The area is partially developed with a Costco in PCD (Planned Commercial Development) zoning.

North of Kanis Road is an area of Office (O) and PK/OS with Rock Creek and a kennel. North of Kanis Road, east of this area is a Commercial (C) area with a vacant tract, a single-family residence zoned R-2, and an electrical substation zoned R-2. North of Kanis Road, west of the site at the Kanis Road/Rahling Road intersection is an area of undeveloped C.

Master Street Plan:

Kanis Road is shown as a Minor Arterial on the *Master Street Plan Map*. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Right-of-Way (ROW) is 90 feet. Sidewalks are required on both sides. This road may need more ROW or paving width.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no historic sites or districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone the property located west of 17301 Kanis Road from R-2 to PD-C to allow the development of 8.28 acre along west side of the Rock Creek to include four (4) mini-warehouse structures with paved parking and an access drive connecting to Kanis Road to the north.

The site is vacant and cleared of structures and trees. A single driveway along the northeast edge of the property provides access from Kanis Road. The centrally located creek covers a good portion of the eastern section of the site from north to south and drains into a creek running southeast serving as a tributary to Rock Creek. The creek runs North to south dividing the tract into an eastern and western lot. Properties to the north and east of the development includes commercial, and office use zoned uses and properties to the south and west include residential uses. The property to the north directly across Kanis Road owned by Entergy, zoned R-2 and O-2 and includes electrical transmission lines traversing in a north/south direction.

The applicant proposes to construct the new self-storage facility along the west perimeter of Rock Creek located within 25 feet of the creek's floodway perimeter. The site plan shows four (4) mini-warehouse structures with a cumulative square footage of 27,000 oriented from north to south along the western edge of the creek connected by a paved access drive with parking. The proposed access drive extends south from Kanis Road into the development connecting to the structures and terminating at the south perimeter of the site. The plan show a proposed storm water detention pond at the southeast portion of the site adjacent to the Rock Creek floodway.

The proposed mini-warehouse development will utilize the office within the future mini-warehouse development to the east for leasing purposes.

There will be no dumpster located at the site. Any new dumpsters must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Any new signage located on the site in must conform to Section 36-555 of the City's Zoning Ordinance.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. Staff believes the proposed mini-warehouse development will be an appropriate continuation of the zoning pattern in the immediate area along Kanis Road. The proposed development will be associated with the previously approved PD-C mini-warehouse development to the east.

May 11, 2023

ITEM NO.: C (Cont.)

FILE NO.: Z-5502-K

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning to allow a mini-warehouse development subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

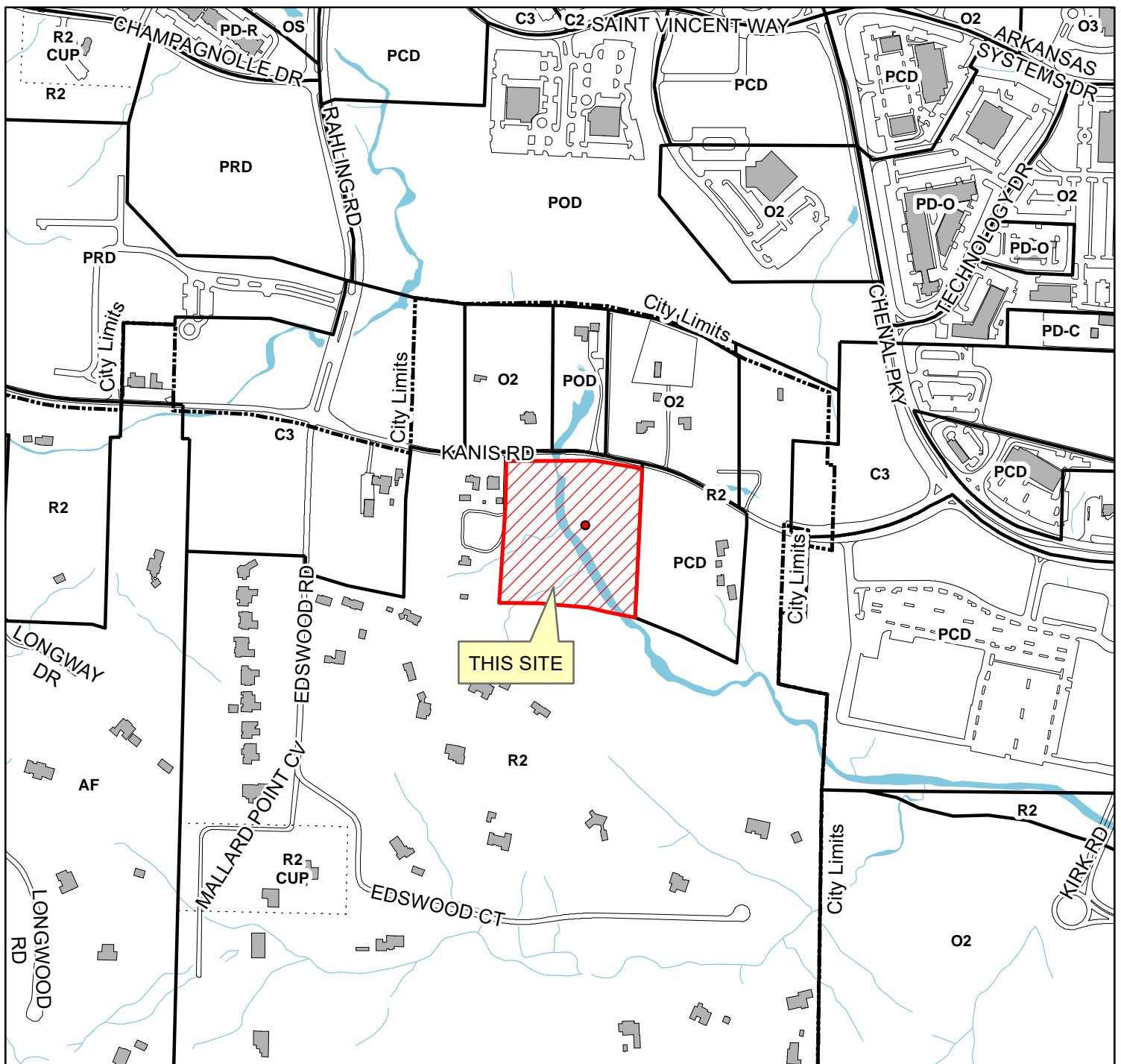
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PLANNING COMMISSION ACTION:

(APRIL 13, 2023)

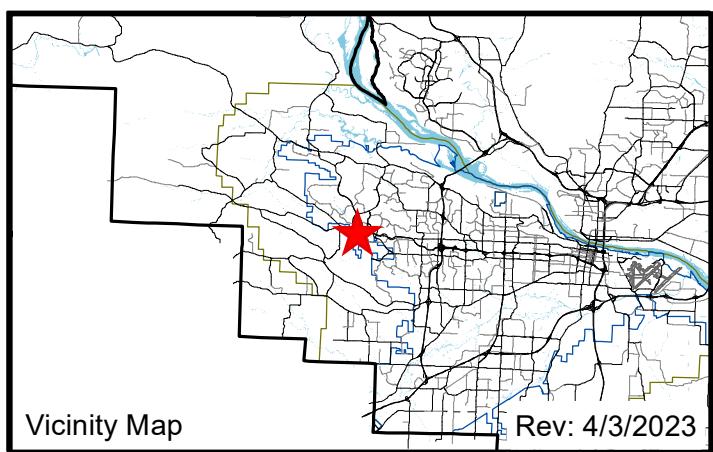
The applicant was not present. There were no persons registered in opposition. Staff presented the item and a recommendation of deferral.

The item remained on the consent agenda for deferral as recommended by staff. The vote was 7 ayes, 0 nays, 3 absent and (1) open position.



## Area Zoning

City of Little Rock Planning & Development



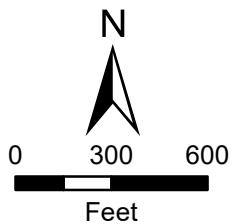
Case: Z-5502-K  
 Location: 17301 Kanis Rd.

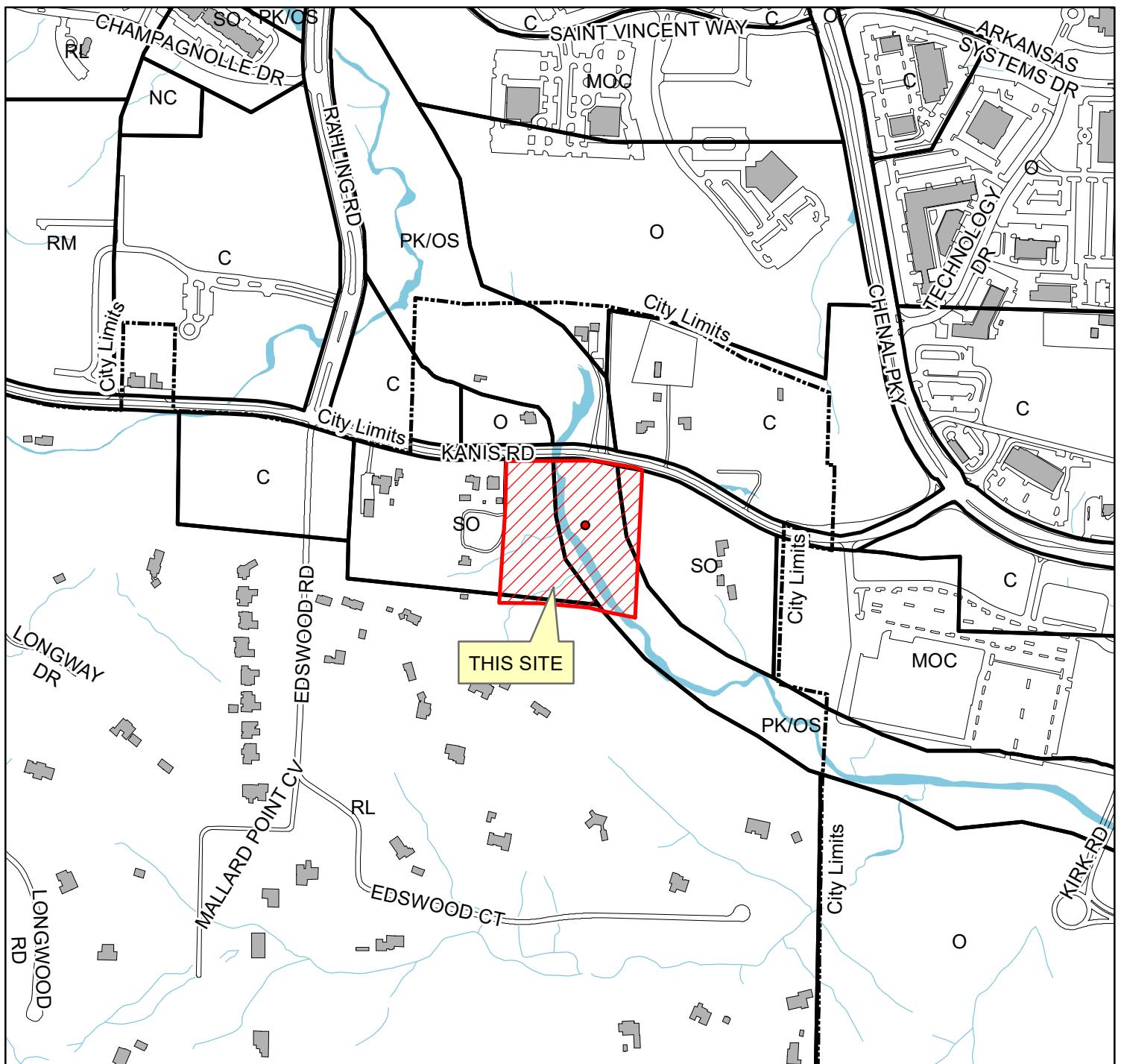
Ward: N/A

PD: 18

CT: 42.07

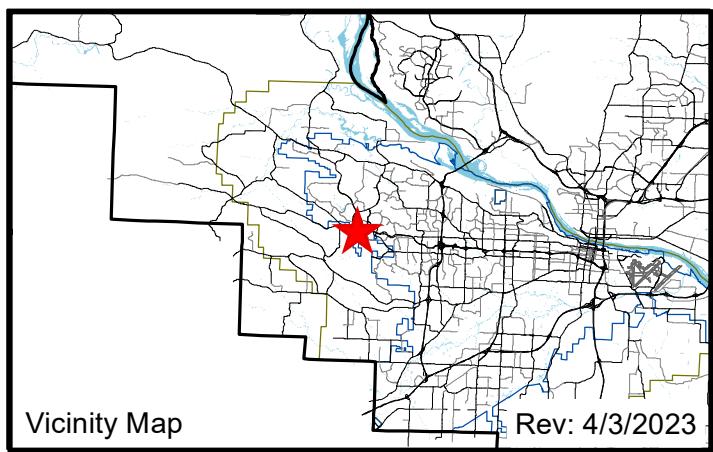
TRS: T1N R14W 1





## Land Use Plan

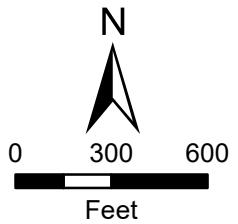
City of Little Rock Planning & Development



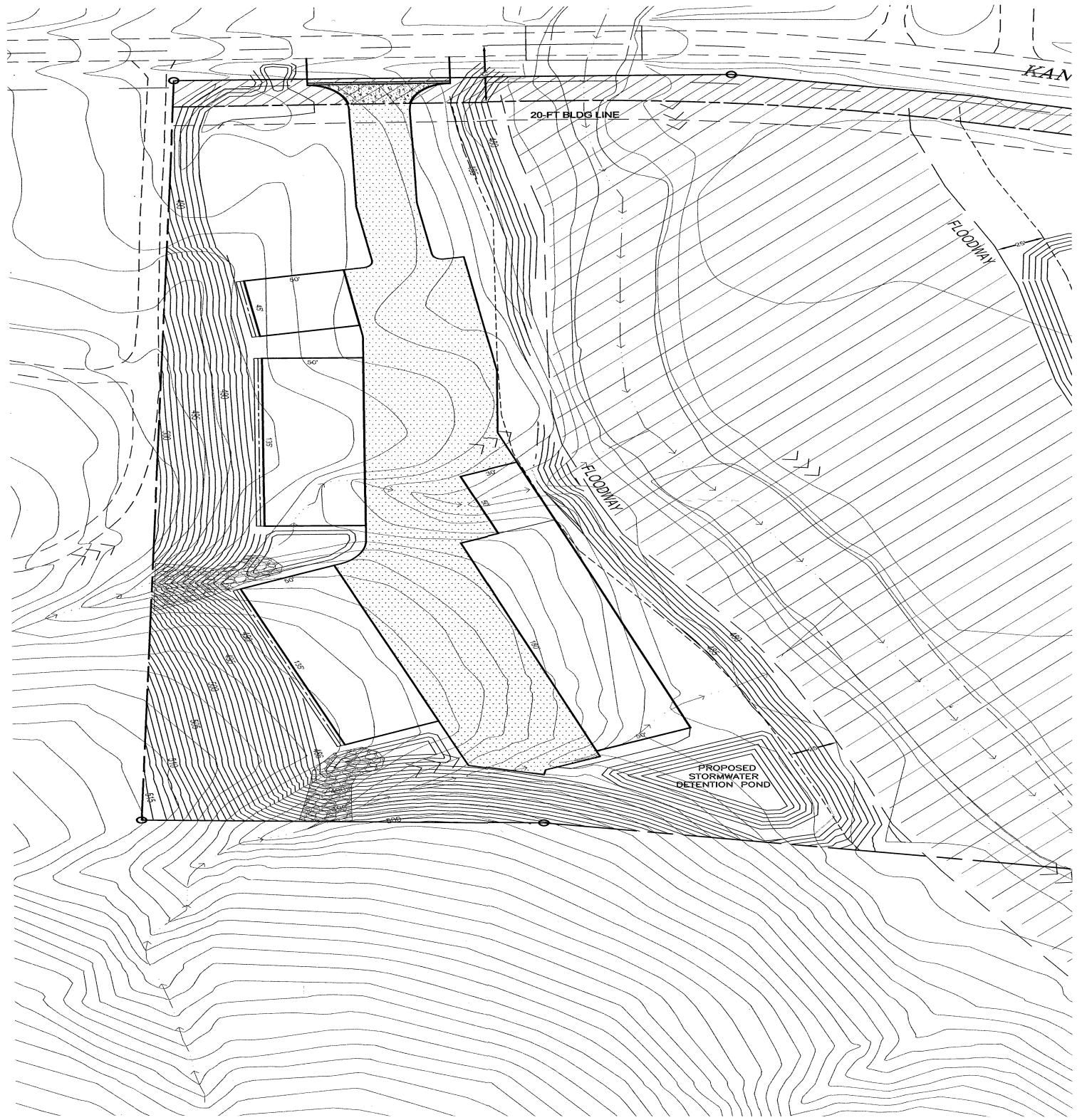
Vicinity Map

Case: **Z-5502-K**  
Location: **17301 Kanis Rd.**

Ward: **N/A**  
PD: **18**  
CT: **42.07**  
TRS: **T1N R14W 1**



Rev: 4/3/2023



## Sketch Map City of Little Rock Planning & Development

Case No: Z-5502-K

Name: West Kanis Storage

Location: West of Kanis 17301 Kanis Rd

Title: PD-C



May 11, 2023

ITEM NO.: D

FILE NO.: Z-5817-L

NAME: Cantrell West Retail Center – PCD

LOCATION: 15122 Cantrell Road

DEVELOPER:

Rees Commercial  
11719 Hinson Road, Suite 130  
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Jesse Griffin  
Griffin Engineering  
11719 Hinson Road, Suite 130E  
Little Rock, AR 72212  
(501) 690-3456

SURVEYOR/ENGINEER:

Jesse Griffin  
Griffin Engineering  
11719 Hinson Road, Suite 130E  
Little Rock, AR 72212  
(501) 690-3456

AREA: 3.803 acres      NUMBER OF LOTS: 3      FT. NEW STREET: 0 LF

WARD: 4      PLANNING DISTRICT: 1      CENSUS TRACT: 42.05

CURRENT ZONING: PD-O/R-2

VARIANCE/WAIVERS:

1. Variance to allow two (2) ground-mounted, monument type signs.
2. Variance to allow more than 30% of land use buffers to be disturbed.
3. Variance to allow a retaining wall to be greater than 15' feet in height without block face and no terraces.
4. Variance to allow reduced driveway separation.

BACKGROUND:

On July 16, 2020, the Planning Commission voted to approve a request to rezone this property from PD-O and R-2 to PCD, to allow the property to be subdivided into three (3) lots with a restaurant development on each lot. The rezoning request was denied by the Board of Directors. On December 9, 2021 the applicant submitted a revised site plan with a request to rezone the property from R-2 to PD-O. On February 10, 2022 the Planning Commission voted to approve the request to rezone the property from R-2 to PD-O with conditions. The rezoning request was referred back to the Planning Commission by the Board of Directors on May 17, 2022.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant proposes to rezone a 3.803-acre property from PD-O/R-2 to PCD located at the Northeast corner of Cantrell Road and Rummel Road. The rezoning is to allow for a future commercial retail development with a main retail structure, and an auto service center structure.

**B. EXISTING CONDITIONS:**

The property is currently divided into three (3) tracts with a majority of the property cleared and graded. Tract # 1 is a 0.58-acre R-2 zoned undeveloped tract which is mostly wooded and is located on the west border of the site adjacent to Rummel Road and north side of Cantrell Road. Tract # 2 is a PD-O zoned lot centrally located on the north side of Cantrell Road with a gravel access drive. Tract # 3 is located at the eastern edge of the overall site with a paved access connecting to Cantrell Road to the south. The property is bordered to the east by commercially zoned properties and mostly R-2 zoned properties to the north and west across Rummel Road. To the south of the property across Cantrell Road is a mixture of residential and commercial zoned properties.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.

2. 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.
3. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
4. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
5. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
6. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
7. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Provide grading and drainage plans showing the location of stormwater detention, collection, and conveyance facilities and site discharge location.
8. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
9. Per City Code 31-210 (e) (1) for arterial streets, a lot will require six hundred twenty-five (625) feet of frontage for two (2) drives. If two driveways are still desired for this site by the developer, a variance request will have to be filed

with the application for the planning commission's consideration per City Code 31-210 (j).

10. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly.
11. "If proposed retaining walls shown on plans are equal to or above four feet tall measured from the bottom of the footing or leveling layer or if there is surcharge loading for a retaining wall less than four feet tall measured from the bottom of the footing or leveling layer, the Department requires retaining wall design plans by an Arkansas licensed professional engineer showing plan, profile, and cross sectional views of the wall with special details, design loading calculations clearly showing all required factors of safety are met or exceed per state building codes. A separate building permit-accessory structure will be required for the retaining walls along with inspections by Department engineering staff during their construction."

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comment received.

Summit Utilities: No comment.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Provide a 15-ft utility easement along the Cantrell Rd and Rummel Rd road frontages.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

4. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
5. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
6. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department:

**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 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 2012 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 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 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 2012 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.

**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 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 comment.

**F. BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments received.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment.

Planning Division:

The request is in the River Mountain Planning District and the Highway 10 Design Overlay District.

The Land Use Plan shows Suburban Office (SO) for the requested area. The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to rezone from R-2, Single Family Residential to PCD, Planned Commercial Development.

Surrounding the application area north of Cantrell Rd, the Land Use Plan shows developed and undeveloped Residential Low Density (RL) area to the north. Mixed Use (MX) with restaurant, office, and banking; then Commercial (C) with drive thru restaurant and strip commercial to the east. South of Cantrell Rd is Park/Open Space PK/OS along Taylor Loop Creek, developed RL and Transition (T) with offices and a school.

Master Street Plan:

To the south is Cantrell Rd and is a Principal Arterial on Master Street Plan. To the west is Rummel Rd which is a Local Street.

Function of Principal Arterials is to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way of 110 feet is required unless otherwise stated. Sidewalks are required on both sides. A Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential is considered a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'.

Sidewalks are required on both sides. At the time of site development dedication of additional ROW or improvements may be required.

Bicycle Plan:

The Master Bike Plan shows a proposed Class 1 Path along Cantrell Rd. Class I Bike Paths are designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

There are no historic structures or districts in the area.

**H. ANALYSIS:**

The applicant proposes to rezone a 3.803-acre property from PD-O/R-2 to PCD located at the Northeast corner of Cantrell Road and Rummel Road. The rezoning is to allow for a future commercial retail development with a main retail structure, and an auto service center structure.

The property is currently divided into three (3) tracts with a majority of the property cleared and graded. Tract # 1 is a 0.58-acre R-2 zoned undeveloped tract which is mostly wooded and is located on the west border of the site adjacent to Rummel Road and north side of Cantrell Road. Tract # 2 is a PD-O zoned lot centrally located on the north side of Cantrell Road with a gravel access drive. Tract # 3 is located at the eastern edge of the overall site with a paved access connecting to Cantrell Road to the south. The property is bordered to the east by commercially zoned properties and mostly R-2 zoned properties to the north and west across Rummel Road. To the south of the development across Cantrell Road is a mixture of residential and commercial zoned properties.

The applicant is proposing a 28,026 square foot commercial retail structure to be located within the northern portion of the property with a 6,620 square foot auto service center structure in the east central portion of the development. Paved parking and internal access drives will be located along the front and sides of each building. The site plan indicates that internal drives will circle internal parking areas in the south and east portions of the development and accommodate a drive-thru window at the west end of the retail center building.

The applicant is requesting the following uses for the shopping center building:

- All O-1, O-2, and O-3 permitted uses and conditional uses.
- All C-1 permitted uses and conditional uses except the following:
  - ss. Secondhand store, used furniture or rummage shop.

- tt. Shoe repair.
- yy. Tool and equipment rental (inside display only).
- a. Amusement, commercial (inside).
- c. Appliance repair.
- e. Cabinet or woodwork shop.
- j. Convenience food store with gas pumps.
- o. Furniture repair store.
- v. Service station.
- w. Theater (not drive-in).
- x. Upholstery shop, furniture.

- Other commercial uses to be included.

- a. Beverage Shop
- b. Swimming pool sales and supply
- c. Bakery and Confectionary Shop
- d. Savings and Loan
- e. Dry cleaners
- f. Pharmacy
- g. Medical clinic
- i. Cigar, Tobacco, and candy store

The applicant notes that the hours of operation for development will be 7:00 am to 10:00 pm Monday through Saturday and 10:00 am to 8:00 pm on Sunday.

The development includes a main parking area centrally located with 151 spaces to serve the main building and 28 parking spaces to serve the auto service center at the southeast corner. The applicant also proposes an additional parking space along the northeast perimeter of the development for delivery truck parking. The applicant is proposing 179 parking spaces for this development. Staff believes the overall parking layout will be sufficient to support the proposed use.

The applicant is proposing two (2) access drives to the site; one (1) centrally located at the south perimeter and one (1) located near the southeast corner of the development connecting to Cantrell Road. Each of the access drives include one (1) entry lane and two (2) exit turn lanes which connect Cantrell Road to the internal drives. Each of the drives will have a width of 36 feet.

Section 31-210 (e) (1) of the City's Subdivision Ordinance for arterial streets requires 625 feet of frontage for two (2) drives. The applicant has requested a variance from the regulations to allow two (2) access drives from an arterial street with a lot frontage of less than six hundred-twenty-five (625) feet in length. The existing lot frontage is approximately 490 feet.

Section 31-210 (e) (1) of the City's Subdivision Ordinance for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. The applicant has requested a variance from the regulations to allow the two (2) access drives from Cantrell Road to be separated by approximately 270 feet and the eastern most driveway to be located approximately 65 feet from the east side property line.

The applicant is proposing three (3) dumpster areas located near the northeast and northwest corners to the development with space for approximately eight (8) dumpsters . The dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance. The site plan additionally shows an enclosed tire storage area adjacent to the dumpsters along the northeast perimeter of the site.

Section 36-346 of the City's Zoning Ordinance (Highway 10 DOD) allows a ground-mounted commercial development sign with a maximum height of 10 feet and a maximum area of 100 square feet. All ground-mounted signs must be of a monument type design. The applicant is requesting a variance to allow two (2) ground -mounted signs of this development. The signs must comply with the height and area standard of the DOD and be monument type signs.

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

Section 29-190(d) "Grading and drainage plan requirements" is as follows: "Cut or fills shall be limited to ten (10) feet in height or to fifteen (15) feet if architectural stone is included to protect the vertical face. A series of smaller cuts or fills with terraces, preserving portions of natural vegetation and providing areas for planting, shall be used in situations where more than ten (10) feet of cut or fill is needed."

The applicant is requesting to construct retaining walls along the north and east property lines. The retaining walls will vary in height to a maximum height of approximately 20 feet. The applicant is proposing to utilize no architectural stone and no terraces with the proposed walls (cut and fill). The applicant is requesting a variance from the provisions of Section 29-190.

The applicant notes that the land use buffers along the north and east perimeters will be significantly reduced to accommodate site grading requirements. Section 36-521 requires that a minimum of 70 percent of land use buffers be undisturbed. The applicant notes that more than 30 percent of the required buffers will be disturbed and has requested a variance from the regulations to allow 100 % of the land use buffer requirement along the north perimeter of the site to be disturbed.

Staff is not supportive of the overall proposed site development plan as submitted due to the following issues.

- Staff believes an emergency access drive should be provided from Rummel Road.
- No vehicular access is available along the north perimeter of the main retail structure to allow for deliveries or emergency vehicle access.
- Staff cannot support the drive-thru area design/circulation at the west end of the retail building, due to the fact that a specific use is not known for this section of the building.
- The C-4 auto related use is too intense for the development.
- Staff does not support the intended retaining wall height along the north property line as proposed.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PCD zoning.

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PLANNING COMMISSION ACTION: (FEBRUARY 9, 2023)

Jesse Griffin was present, representing the application. There was three (3) objectors present. Staff presented the application with a recommendation of denial.

Jesse Griffin addressed the commission and requested that the item be deferred to the March 9, 2023 planning commission hearing agenda.

There was a motion to approve the applicants request for deferral. The motion passed by a vote of 9 ayes, 0 nays, 1 recuse and 1 absent. The deferral was approved.

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PLANNING COMMISSION ACTION: (MARCH 9, 2023)

The applicant not present. Staff informed the Commission that the applicant failed to send notifications to surrounding property owners as required. Staff recommended the application be deferred to the April 13, 2023 agenda. The application was placed on the Consent Agenda for deferral. The vote was 9 ayes, 0 nays, 1 absent, 1 abstain (Brown).

May 11, 2023

ITEM NO.: D (Cont.)

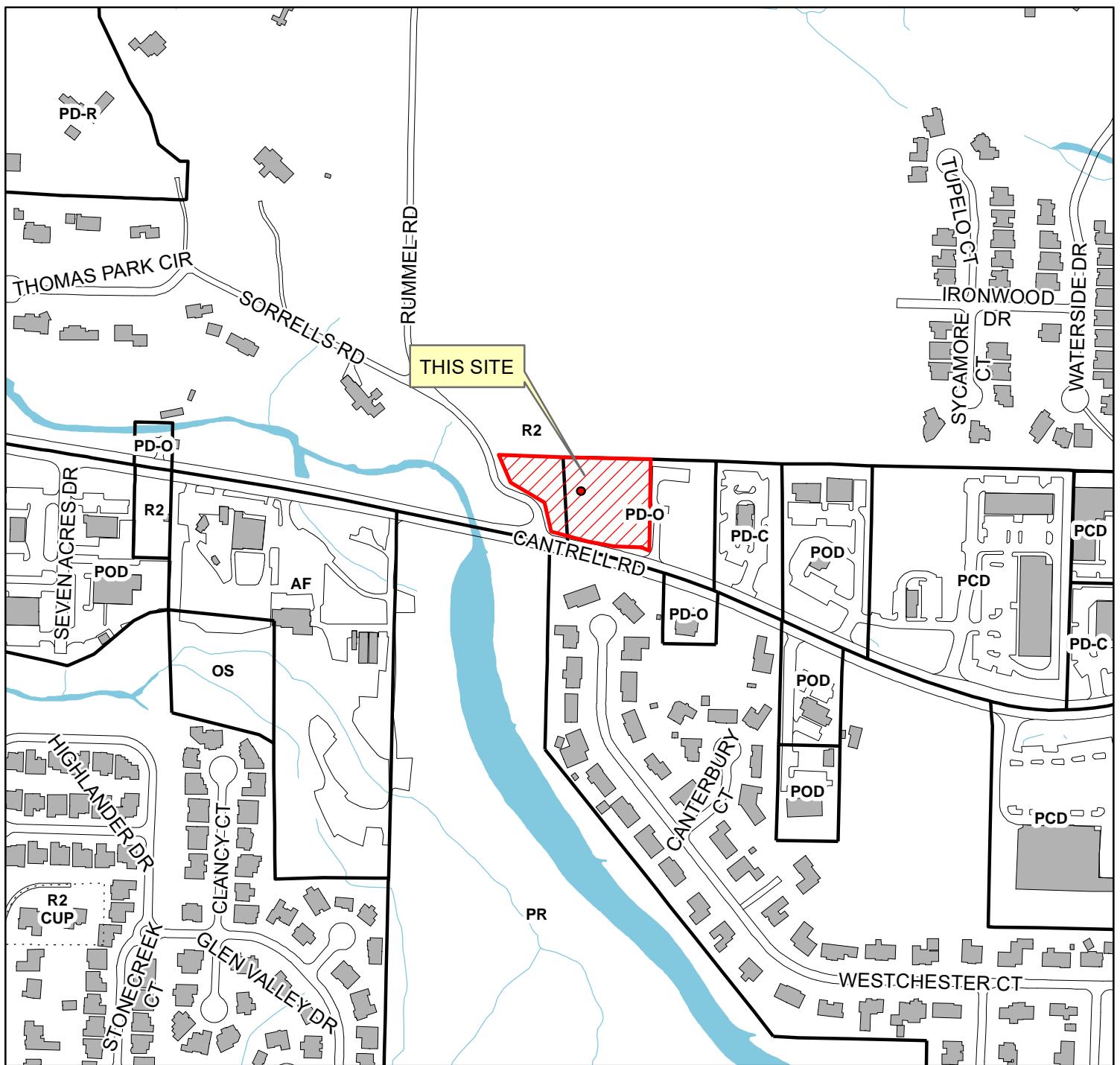
FILE NO.: Z-5817-L

PLANNING COMMISSION ACTION: (APRIL 13, 2023)

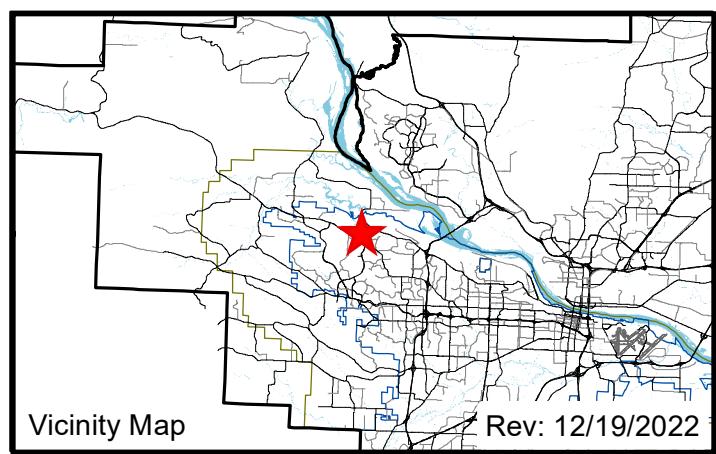
Jesse Griffin was present representing the applicant. There were four (4) objectors present. Staff presented the application with a recommendation of denial.

Jesse Griffin addressed the commission and requested that the item be deferred to the May 11, 2023 planning commission hearing agenda.

There was a motion to approve the applicants request for deferral. The motion passed by a vote of 6 ayes, 0 nays, 3 absent, 1 abstain and 1 open position. The deferral was approved.



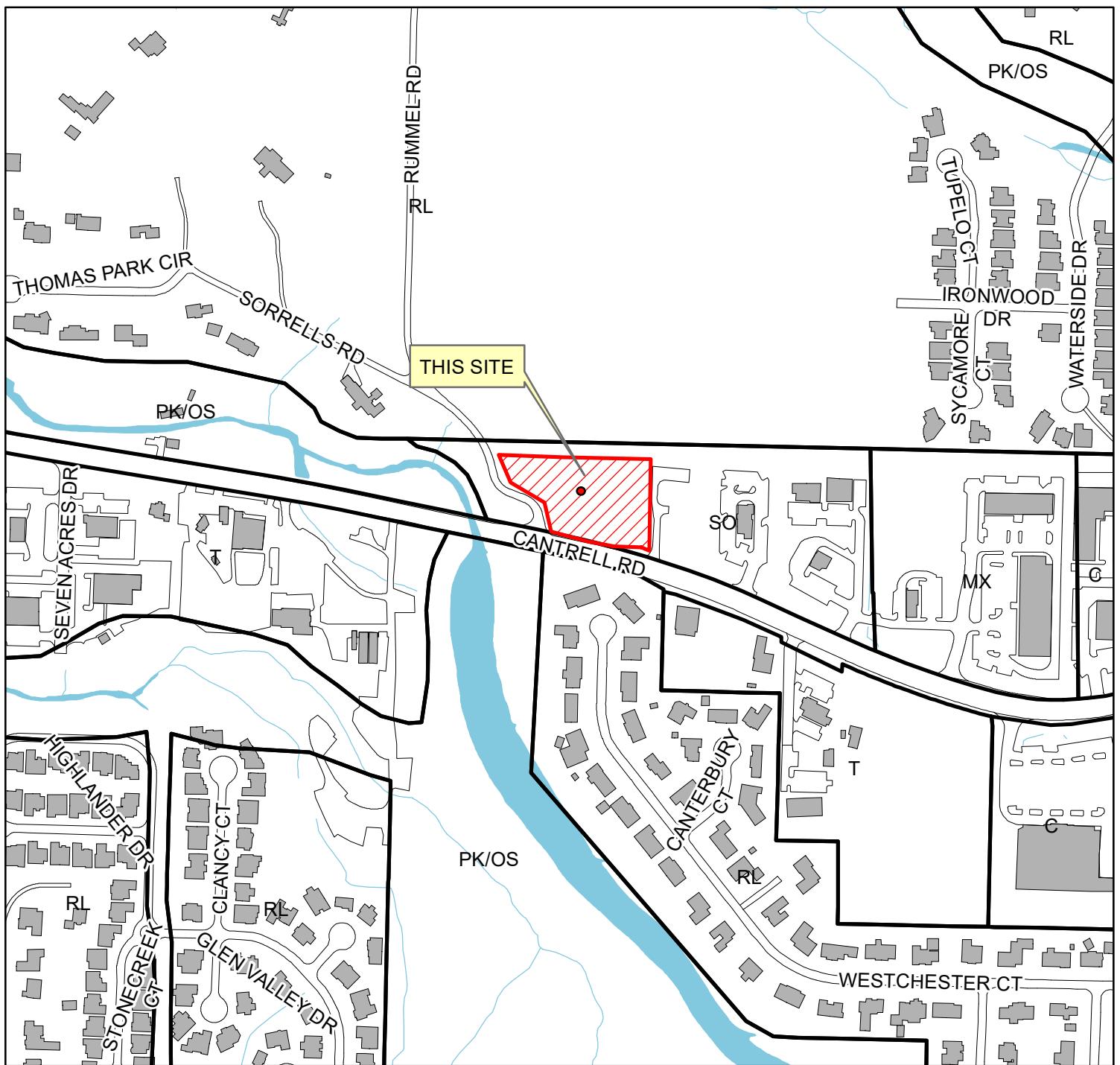
**Area Zoning**  
City of Little Rock Planning & Development



**Case: Z-5817-L**  
**Location: 15122 Cantrell Road**

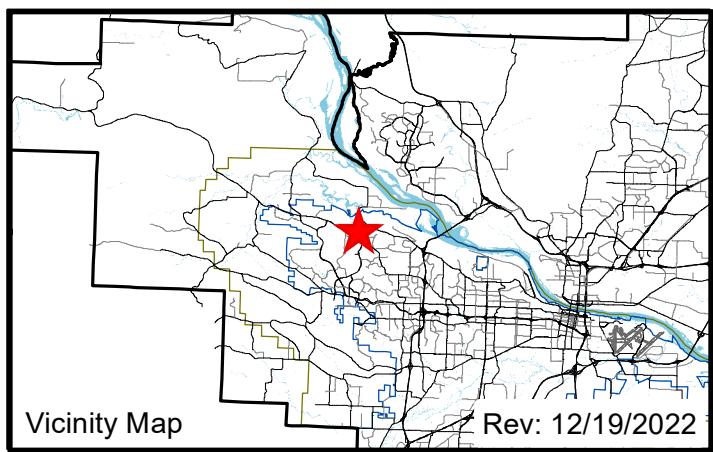
**Ward: 4**  
**PD: 1**  
**CT: 42.05**  
**TRS: T2N R13W 19**

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0 210 420  
Feet



## Land Use Plan

City of Little Rock Planning & Development



Case: Z-5817-L

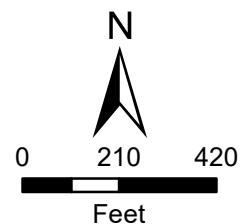
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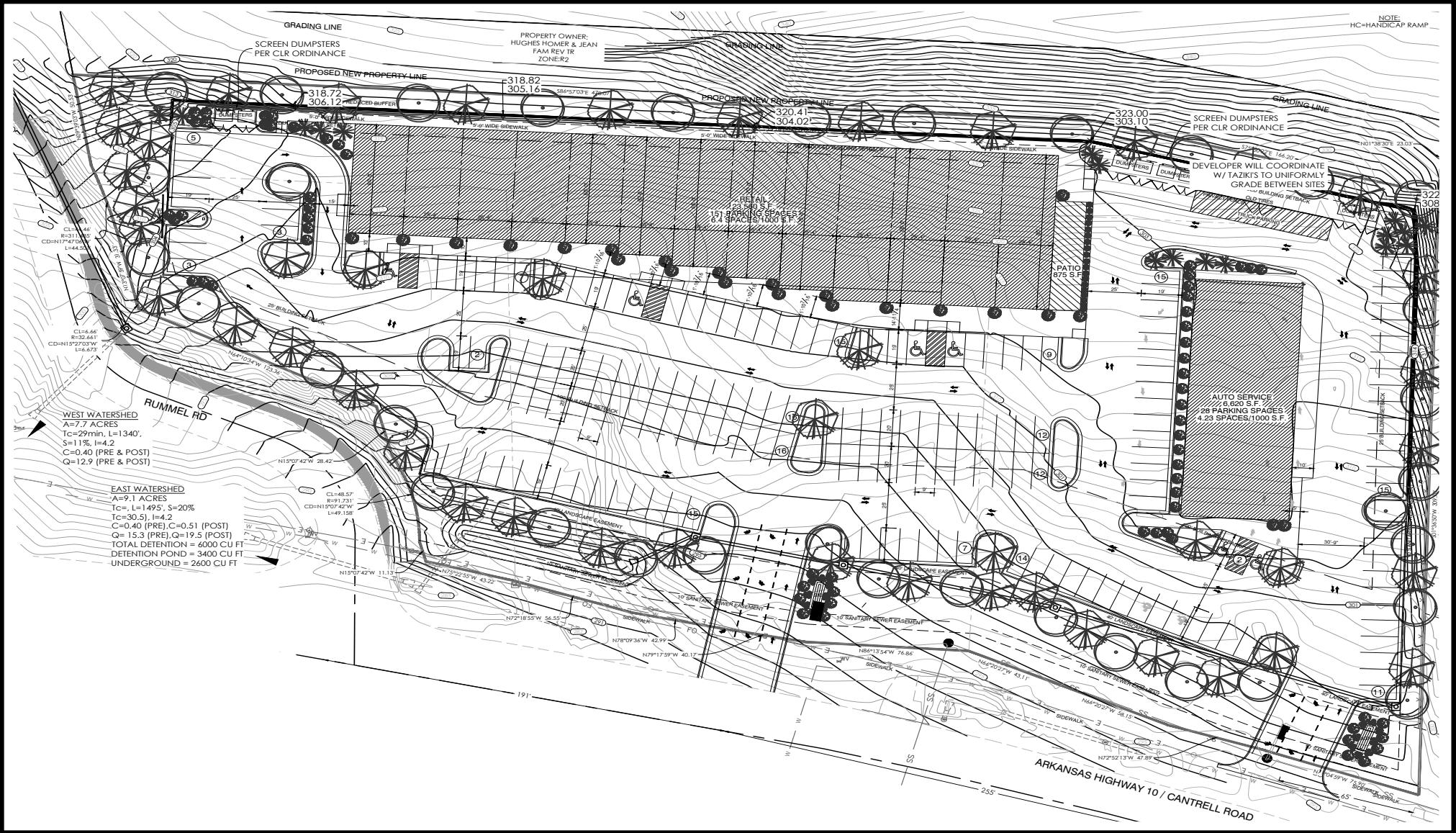
Ward: 4

PD: 1

CT: 42.05

TRS: T2N R13W 19





# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-5817-L Sketch 1 of 5

Name: Cantrell West Retail Center

Location: 15122 Cantrell Road

Title: PCD





PRELIMINARY SOUTH ELEVATION

1/8" = 1'-0"

## Sketch Map City of Little Rock Planning & Development

Case No: Z-5817-L Sketch 2 of 5

Name: Cantrell West Retail Center

Location: 15122 Cantrell Road

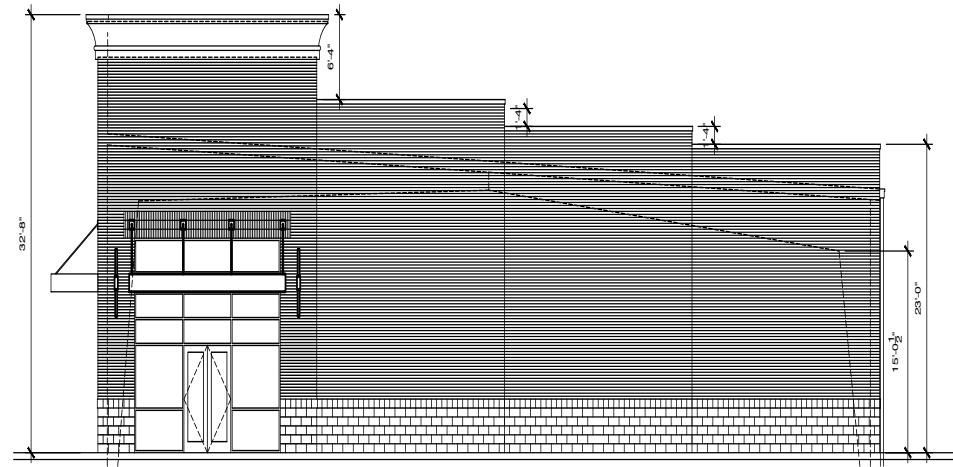
Title: PCD





PRELIMINARY EAST ELEVATION

1/8" = 1'-0"



PRELIMINARY WEST ELEVATION

1/8" = 1'-0"

## Sketch Map City of Little Rock Planning & Development

Case No: Z-5817-L Sketch 3 of 5

Name: Cantrell West Retail Center

Location: 15122 Cantrell Road

Title: PCD





## Sketch Map City of Little Rock Planning & Development

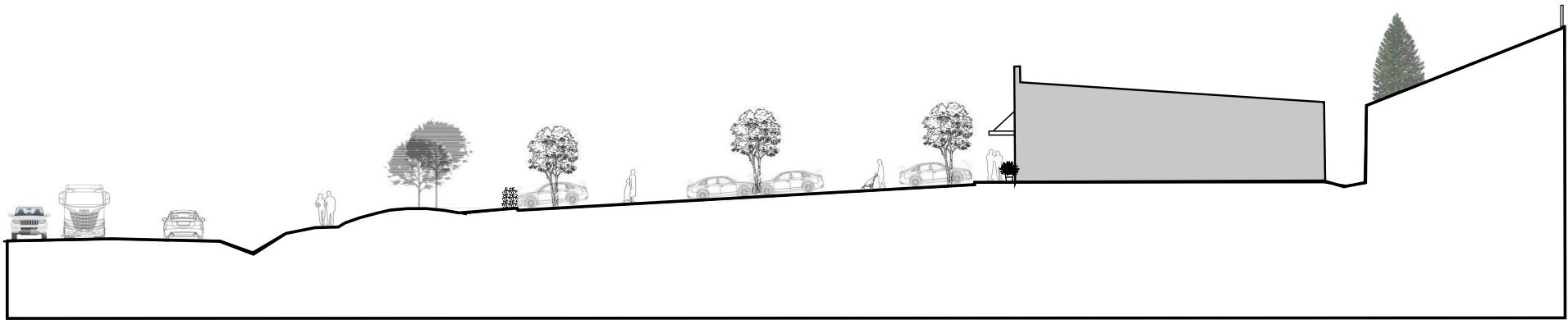
Case No: Z-5817-L Sketch 4 of 5

Name: Cantrell West Retail Center

Location: 15122 Cantrell Road

Title: PCD





SECTION A  
SCALE 1"=20'-0"



SECTION B  
SCALE 1"=20'-0"

# Sketch Map City of Little Rock Planning & Development

Case No: Z-5817-L Sketch 5 of 5

Name: Cantrell West Retail Center

Location: 15122 Cantrell Road

Title: PCD



May 11, 2023

ITEM NO.: 1

FILE NO.: G-23-488

NAME: North Polk Street – Right-of-Way Abandonment

LOCATION: Adjacent to 5423 County Club Blvd.

DEVELOPER:

Ross Clinton and Sarah Nutt Davis  
5423 Country Club Blvd.  
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Clint Davis – Applicant

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: N/A                    NUMBER OF LOTS: N/A                    FT. NEW STREET: N/A

WARD: 3                    PLANNING DISTRICT: 4                    CENSUS TRACT: 16

CURRENT ZONING: R-2 (adjacent zoning)

VARIANCE/WAIVERS: None requested.

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**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant requests to abandon the east 15 feet of the Polk Street right-of-way (15 feet by 140 feet) located adjacent to Lot 7, Block 20, Newton's Addition to the City of Little Rock (5423 Country Club Blvd.).

**B. EXISTING CONDITIONS:**

The area of abandonment is currently undeveloped and used as yard space for the residence at 5423 Country Club Blvd.

C. NEIGHBORHOOD NOTIFICATIONS:

All neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No objection to abandonment. Retain south 10 feet of abandonment area for an easement.

Entergy: No objection to abandonment.

Summit Utilities: No objection to abandonment.

AT & T: No objection to abandonment.

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 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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.

**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 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: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The owner of the residence located at 5423 Country Club Blvd. requests to abandon the east 15 feet of the Polk Street right-of-way (15 feet by 140 feet) located adjacent to Lot 7, Block 20, Newton's Addition to the City of Little Rock. The abandonment is requested in order to incorporate the area of abandonment into this single family residential lot for extra yard space.

The Polk Street right-of-way at this location is currently 80 feet wide. A 50 foot wide right-of-way is typically required in single family residential areas. The 15 foot wide portion of right-of-way proposed for abandonment is excess right-of-way.

The Polk Street right-of-way was dedicated with the original subdivision of Newton's Addition to the City of Little Rock. The reversionary rights will extend to the owner of Lot 7, Block 20, Newton's Addition for this portion of the east half of the right-of-way.

There are no Master Street Plan issues, as the right-of-way is not classified as a collector street or higher.

Abandoning this small portion of Polk Street right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has expressed no objection to the abandonment request.

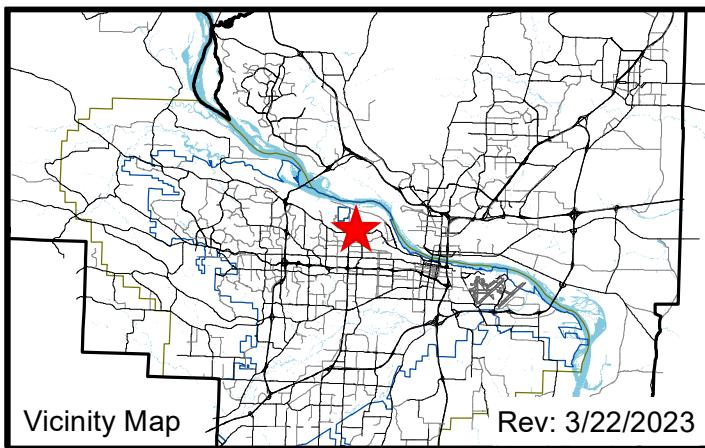
I. STAFF RECOMMENDATION:

Staff recommends approval of the abandonment of the 15-foot by 140-foot portion of the Polk Street right-of-way located adjacent to Lot 7, Block 20, Newton's Addition, subject to retaining a 10 foot wide sewer easement running east/west across the south end of the abandonment area.



## Area Zoning

City of Little Rock Planning & Development



Case: **G-23-488**

Location: **North Polk Street-Adjacent to 5423 Country Club Boulevard**

Ward: **3**

PD: **4**

CT: **16**

TRS: **T2N R12W 30**

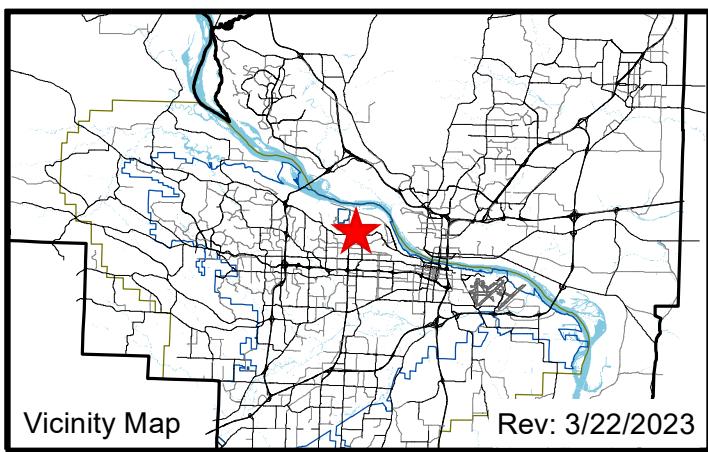
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0 40 80  
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## Land Use Plan

City of Little Rock Planning & Development



Case: **G-23-488**

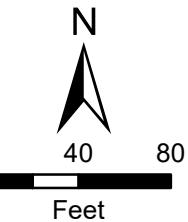
Location: **North Polk Street-Adjacent to 5423 Country Club Boulevard**

Ward: **3**

PD: **4**

CT: **16**

TRS: **T2N R12W 30**



May 11, 2023

ITEM NO.: 2

FILE NO.: S-1941

NAME: Little West Addition – Preliminary Plat

LOCATION: 7404 Mabelvale Pike

DEVELOPER:

W. Complex, LLC  
P.O. Box 23670  
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

W. Complex, LLC – Owner  
Joe White - Agent

SURVEYOR/ENGINEER:

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

AREA: 1.35 acres      NUMBER OF LOTS: 6      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 12      CENSUS TRACT: 20.01

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 1.35 acres of property into six (6) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and grass covered and contains several mature trees located along property lines. Properties to the north and east contain R-2 zoning and uses. The abutting property to the west is R-2 non-conforming with three (3) detached multi-family buildings containing eight (8)

units each. Properties south of Mabelvale Pike contain R-2 and MF-18 zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. A grading permit might be required prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than  $\frac{1}{2}$  acre, \$200.00 for  $\frac{1}{2}$  to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.
5. If street lighting is being installed, per City Rev. Code 31-403 the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box

locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.

6. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to recording of the final plat.
7. Per City Code 31-89 (5) for a preliminary plat, a storm drainage preliminary analysis is required showing drainage data for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall be prepared in sufficient detail to illustrate the proposed system's capability of accommodating storm events as required by the stormwater management and drainage manual. The preliminary plat shall also show drainage arrows indicating how drainage arrives at the site and drainage arrows how it leaves the site post development. Indicate where the storm sewer pipes are located within the development also. Additionally, provide profile and cross-sectional views of the detention structure outlet/spillway. Delineation of the drainage areas pre and post construction with respective discharges via rational method shall also be shown. The preliminary plat shall also contain all information as outlined in City Code 31-89.
8. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
9. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
10. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC

BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

11. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
12. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
13. 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.
14. Will the proposed, shared access crescent driveway have an entry only and an exit only access points? Please clarify.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

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

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 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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.

**Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

**As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant proposes to subdivide 1.35 acres of property into six (6) lots for single family residential development. The applicant provided the following synopsis for the project:

"The property contains 1.35 acres located at 7404 Mabelvale Pike which is on the north side of Mabelvale Pike just west of Shetland Drive. The developer is proposing six lots that are 35 ft. wide by approximately 270 ft. deep. The lots will be developed using the "zero lot line" specifications. A shared driveway will be constructed to provide access to all lots and service a mail kiosk at the midpoint of the driveway. The driveway will limit the number of curb cuts on Mabelvale Pike.

Mabelvale Pike is shown as a collector street on the Master Street Plan. Currently, Mabelvale Pike is constructed to collector street standards with three lanes and a sidewalk running along the north side.

The property is served by Central Arkansas Water and Little Rock Reclamation Authority with mains running along the north side of the road. There is also 3 phase overhead power along the north side of Mabelvale Pike. Stormwater detention will be provided onsite.

The developer is not requesting any variances and believes that all requirements of the R-2 zoning are met."

Section 31-234 of the City's Subdivision Ordinance provides the following requirements for zero-lot-line developments:

"Submission of a plat creating a zero-lot-line development shall be accompanied by a generalized site plan showing the proposed locations and dimensions of all buildings, accessory uses and other improvements. Platted building lines shall be shown on all sides of each lot for purposes of delineating the maximum buildable area of each lot and specify the zero-lot-line yard."

Section 31-232 requires a minimum lot width of 35 feet and a minimum lot depth of 100 feet for zero-lot-line developments.

The applicant is proposing the following minimum setbacks for the preliminary plat:

Front: 93.30 feet to 123.81 feet  
Rear: 25 feet  
Sides: 0 feet/10 feet

Lots 1 through 3 will have zero (0) side setbacks along the east property lines and 10 foot side setbacks along the west property lines. Lots 4 through 6 will have zero (0) side setbacks along the west property lines and 10 foot side setbacks along the east property lines. Tract A will run down the center of the development and will contain the mail kiosk.

The proposed circular drive from Mabelvale Pike will be located within a 30 foot wide shared access and utility easement. Individual 15 foot wide driveways will extend from the shared drive to each residence. The shared drive from Mabelvale Pike will be a one-way driveway.

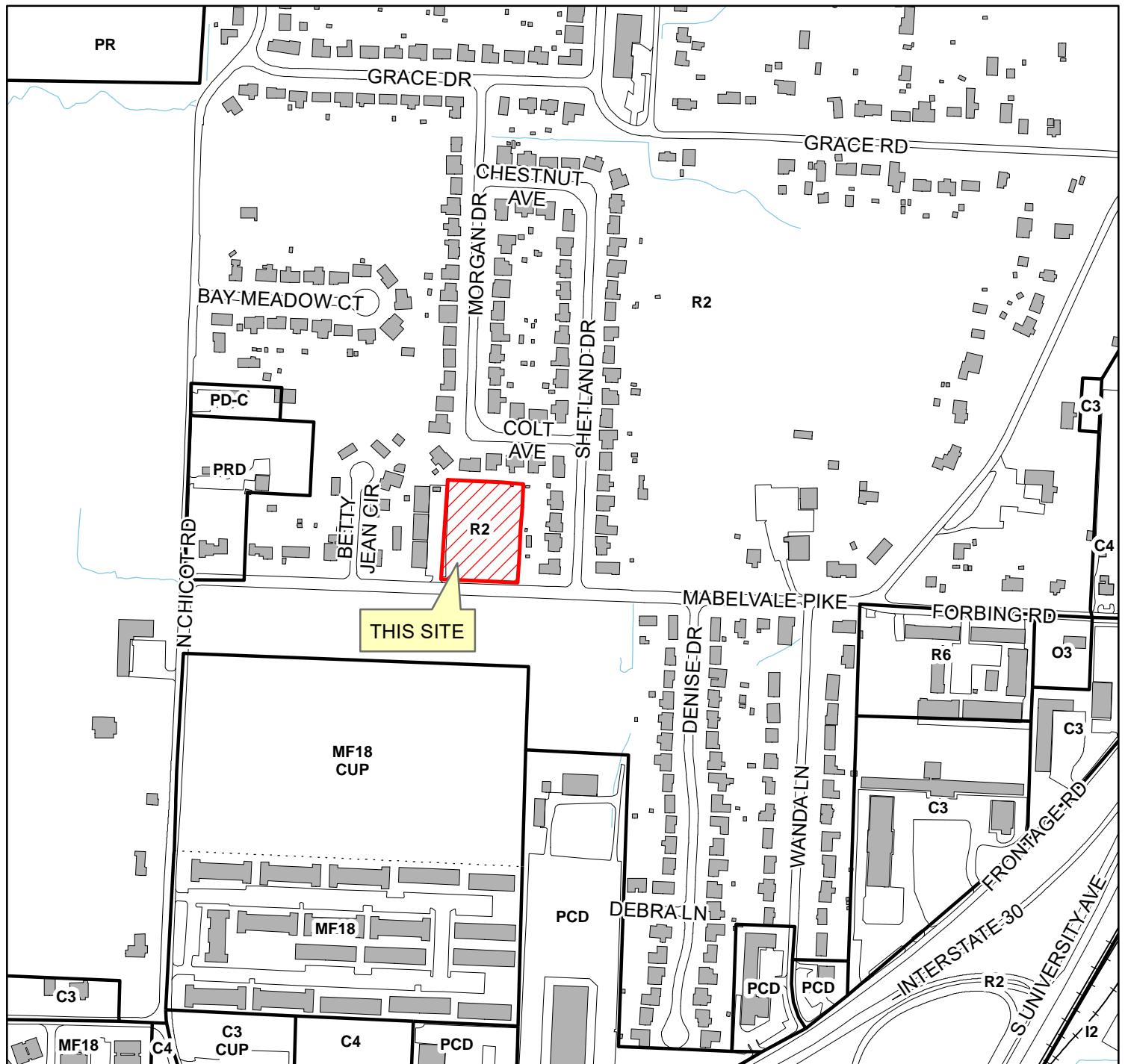
The applicant submitted additional information and a received plat document based on staff's review. The following additional comments were made by the Engineering Division on the revised plan:

"Preliminary drainage analysis as required per 31-89 & 31-90 for the one-hundred year storm event onto, within, and leaving the property was not provided. The applicant only shows the 25 year storm event flow leaving the property only. The 25 year storm flow arrow shown is pointing to the northwest which does not match the existing contours of the property which shows the flow should be flowing to the west and to the northwest via sheet flow. Also, staff will need to see detention calculations for each design storm (25 & 100 years) and the locations of the discharge points where they will not cause detriment to property owners downstream."

Otherwise, to staff's knowledge there are no outstanding issues associated with the proposed plat. Staff will attempt to have the drainage issues resolved prior to the public hearing. Staff is supportive of the requested preliminary plat.

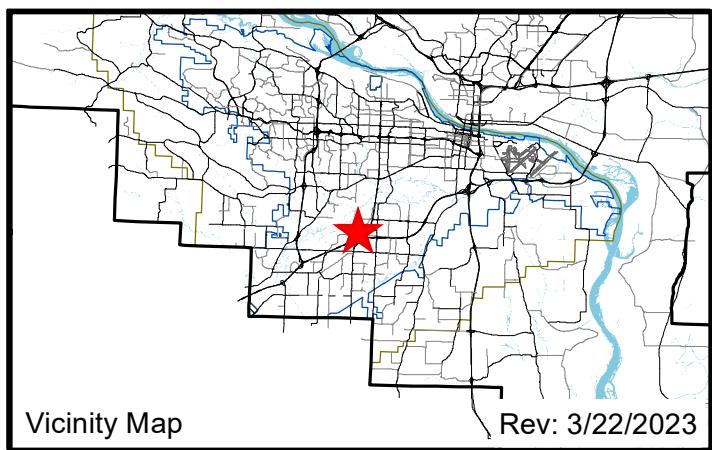
I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, in the agenda staff report.



## Area Zoning

City of Little Rock Planning & Development



Case: **S-1941**

Location: **7404 Mabelvale Pike**

Ward: **7**

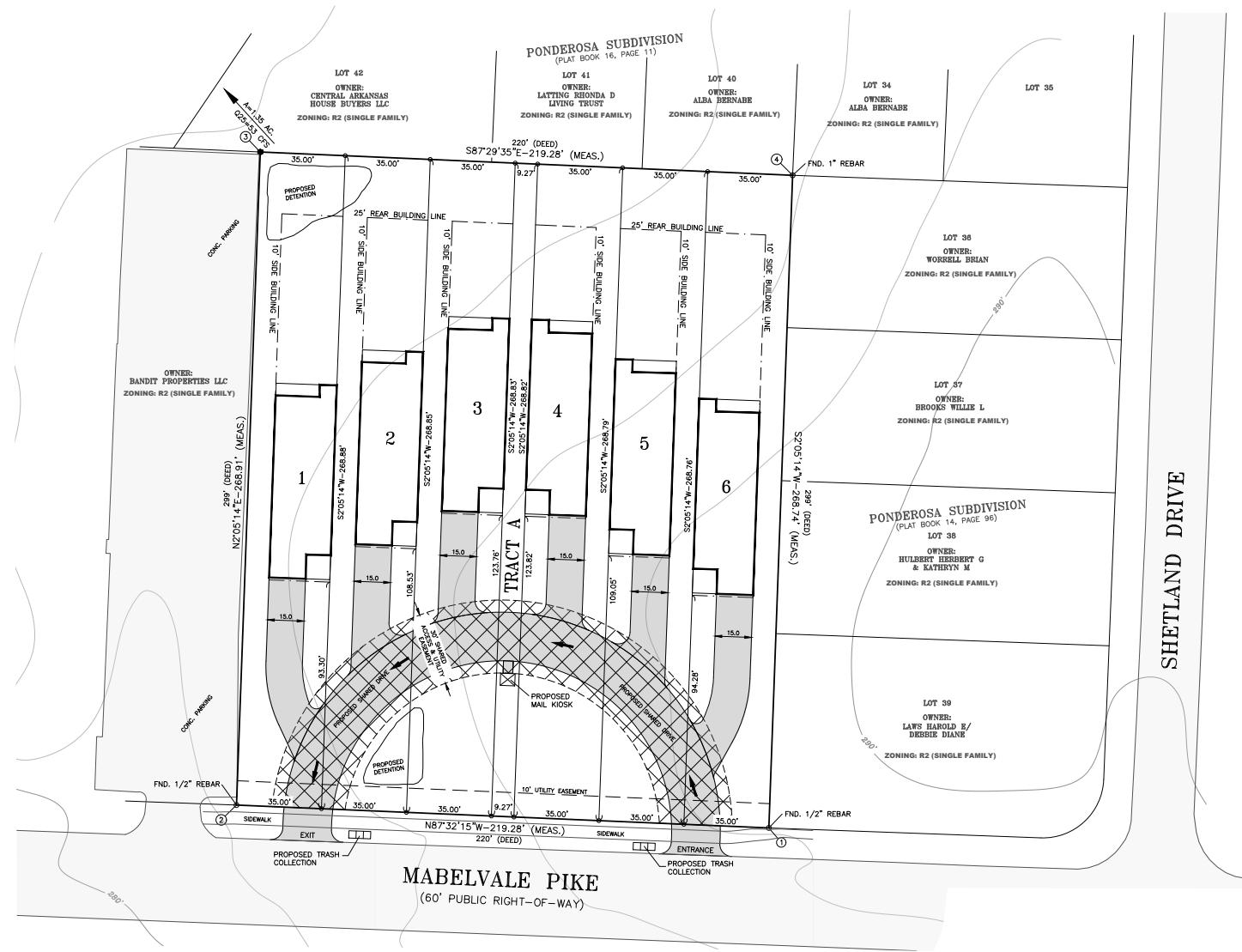
PD: **12**

CT: **20.01**

TRS: **T1N R13W 25**

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Feet



# Sketch Map

## City of Little Rock Planning & Development

Case No: S-1941

Name: Little West Addition-Preliminary Plat

Location: 7404 Mabelvale Pike

Title: Preliminary Plat



May 11, 2023

ITEM NO.: 3

FILE NO.: Z-8629-D

NAME: Storage Space, LLC – Conditional Use Permit

LOCATION: 102 S. Rodney Parham Road

DEVELOPER:

SS Rodney Parham, LLC (Owner)  
PO Box 6863  
Sherwood, AR 72120

OWNER/AUTHORIZED AGENT:

Bear Davidson (Agent)  
Davidson Engineering  
210 W Arch Street  
Searcy, AR 72143

SURVEYOR/ENGINEER:

Bear Davidson (Agent)  
Davidson Engineering  
210 W Arch Street  
Searcy, AR 72143

AREA: 1.86 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 3      CENSUS TRACT: 21.03

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

1. A variance to allow a 15' street buffer.
2. A variance to allow increase building height in the C-3 Zoning District.
3. A variance to allow grading within the northern 15' of the southern land use buffer.

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BACKGROUND:

On May 11, 2017, the Little Rock Planning Commission approved a conditional use permit to allow for the construction of a three (3) story mini-warehouse facility containing a

750 unit mini-warehouse space. The project was never developed and the CUP expired after three (3) years.

**A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is requesting to re-establish the previously approved conditional use permit to allow for the construction of a three (3) story, enclosed, mini-warehouse facility. The facility will contain a 750 unit mini-warehouse building on this C-3 zoned 1.87 acre tract.

**B. EXISTING CONDITIONS:**

The property is located within the commercial district at the West Markham/Rodney Parham intersection. A Kroger store, Red Lobster and Burger King are adjacent to the west. Additional commercial uses, including an older, more traditional mini-warehouse development are located beyond Kroger. A mixture of office and commercial uses are located to the east and north. A single-family neighborhood is adjacent to the south. A restaurant previously occupied this site, with parking extending to within a few feet of the southern boundary. In staff's opinion, the nature of this proposed development and the specifics of the site improvements are such that there could be a negative impact on the adjacent single-family neighborhood.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
2. All construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.

3. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
4. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
5. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
6. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
7. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
8. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
9. 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.
10. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or

concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.

11. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2012 Arkansas Fire Prevention Code Section 1104.1.
12. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
13. Accessible parking stall and aisle shall comply with standards as outlined in ICC A117.1- 2017.

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

Little Rock Water Reclamation Authority:

1. Submit wastewater plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments received.

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.
2. Provide a 5-ft utility easement on the west side of the property.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
4. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department:

**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 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 2012 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 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 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 2012 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 2012 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.

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 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:**

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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements

cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.

**The southern boundary of the site will require this buffer.**

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (1/2) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a conditional use permit to allow for the construction of a three (3) story, enclosed, mini-warehouse facility. The facility will contain a 750 unit mini-warehouse building on this C-3 zoned 1.87 acre tract. The applicant is requesting to re-establish the CUP which was approved in 2017 and has expired.

The property is located within the commercial district at the West Markham/Rodney Parham intersection. A Kroger store, Red Lobster and Burger King are adjacent to the west. Additional commercial uses, including an older, more traditional mini-warehouse development are located beyond Kroger. A mixture of office and commercial uses are located to the east and north. A single-family neighborhood is adjacent to the south. A restaurant previously occupied this site, with parking extending to within a few feet of the southern boundary. In staff's opinion, the nature of this proposed development and the specifics of the site improvements are such that there could be a negative impact on the adjacent single-family neighborhood.

The proposed building is to have a setbacks of 25.7 feet from the north property line, 52.7 feet from the south property line, 25.2 from the east property line and a range of 11.5 feet to 12.0 feet from the east property line.

Tenants will access the site via a thirty-six (36) foot wide driveway from S. Rodney Parham Road. The site plan indicates twelve (12) parking spaces located in this area. Additional parking is located behind the gate on the west side of the building allowing tenants to park and unload. Tenants can exit the site onto Sunnymeade Drive.

Office hours are proposed as 8:00am to 6:00pm Monday through Saturday and tenant access is from 6:00am to 10:00pm daily. A gated, key pad entry is located in the area near the office which provides tenant access to the storage units. A second gate (exit only) located west of the mini-storage provides an exit from the site. The applicant intends to make modifications to the Sunnymead driveway to encourage tenants to make a left turn towards Rodney Parham Road rather than a right turn into the neighborhood east of the site.

The applicant requests three variances with this application. The same three variances were approved under the previous application are also requested under this new application. The first is a two (2) foot height variance to allow a building height of thirty-seven (37) feet. C-3 has a height limit of thirty-five (35) feet. The second variance is to allow a reduction in the Rodney Parham Road perimeter street buffer from twenty-five (25) feet to fifteen (15) feet. The reduction is caused, in part, by a requirement to dedicate additional right-of-way. The third variance is to allow grading within the northern fifteen (15) feet of the southern land use buffer. The code allows for an encroachment of up to 30 percent in a buffer. The proposed fifteen (15) foot encroachment represents 60 percent of the buffer. That area contains vestiges of a paved parking lot. Staff supports the requested variances.

The site plan shows landscaping to be installed along the north, east and west sides of the building. All landscaping must comply with Chapter 15 of the City's Landscaping Code.

The site plan shows an existing trash enclosure to be removed and replaced with a new eight (8) foot high masonry trash enclosure. Any dumpster on the site must comply with Section 36-523 of the City's Zoning Ordinance.

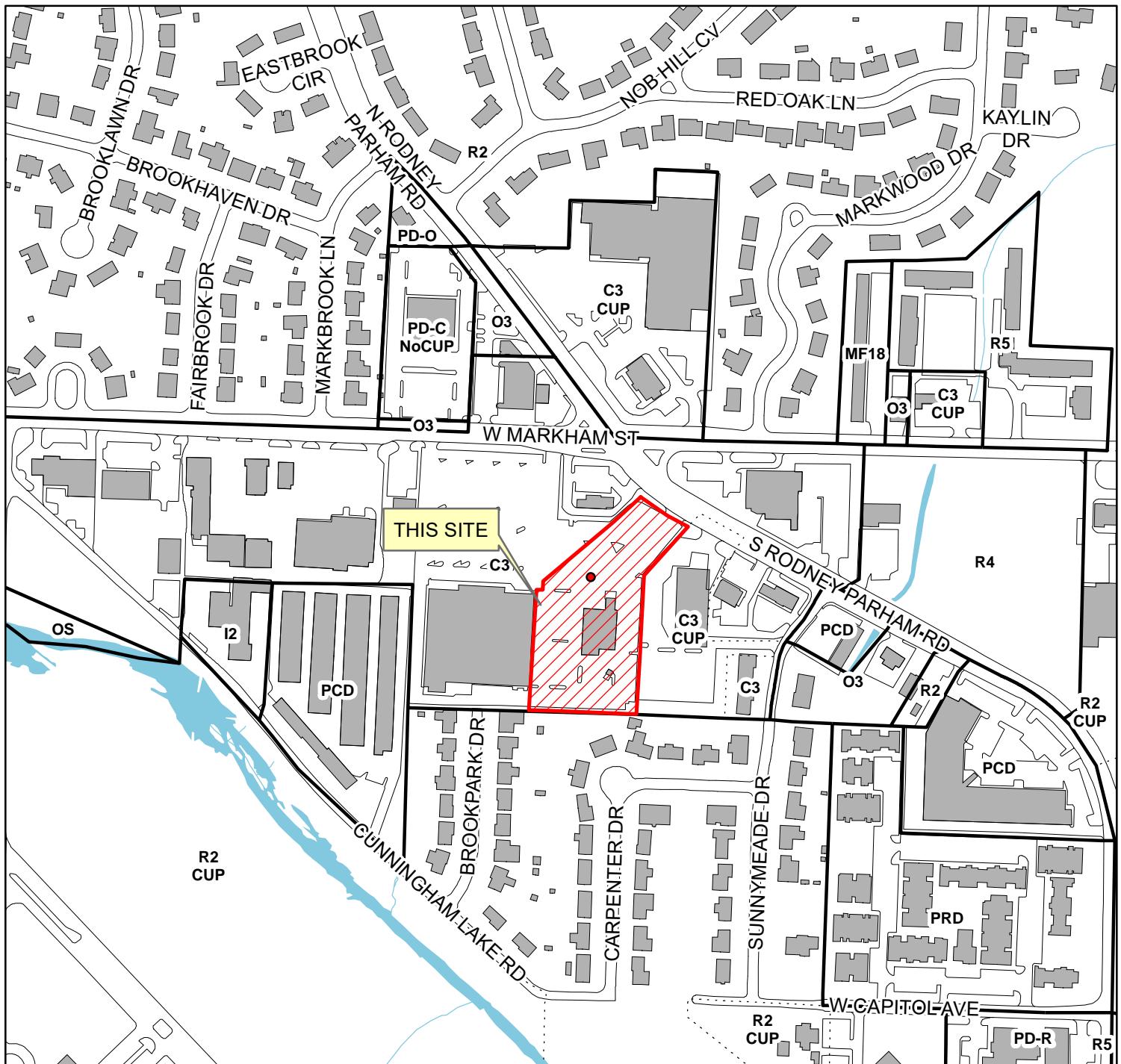
A sign will be located along S. Rodney Parham Road just inside the driveway. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

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

Staff is supportive of the requested conditional use permit to allow a mini-storage at the site. Staff feels the request is reasonable. Commercial zoning and uses exist within the general area at the intersection of W. Markham Street and Rodney Parham Road (a minor arterial/minor arterial intersection). The proposed conditional use will represent a continuation of this development pattern in this area. With the maintenance of screening along the east and north property lines, the proposed use should have no adverse impact on the residential properties in the area.

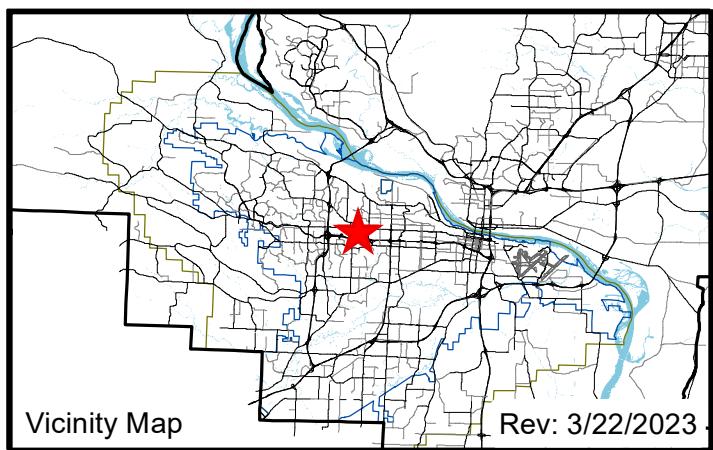
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, and variances, subject to compliance with the comments and conditions noted in paragraphs D, E and F, and the staff analysis, of the agenda staff report.



## Area Zoning

City of Little Rock Planning & Development



Case: **Z-8629-D**

Location: **102 S. Rodney Parham Road**

Ward: **6**

PD: **3**

CT: **21.03**

TRS: **T1N R13W 2**

N

0 160 320  
Feet



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-8629-D

Name: Storage Space, LLC-Conditional Use Permit

Location: 102 S. Rodney Parham Road

Title: CUP



May 11, 2023

ITEM NO.: 4

FILE NO.: Z-9768

NAME: Hicks Accessory Dwelling – Conditional Use Permit

LOCATION: 2600 N. Rodney Parham Road

DEVELOPER:

Harold Mark Hicks  
2600 Rodney Parham  
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Harold Mark Hicks (Owner)  
2600 Rodney Parham  
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Pinnacle Land Surveyors, Inc.  
PO Box 329  
Mayflower, AR 72106

AREA: 0.69 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 4      PLANNING DISTRICT: 28      CENSUS TRACT: 42.15

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the use of a proposed ancillary structure of 2600 Rodney Parham Road as an accessory dwelling unit. The property is located within an R-2 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

B. EXISTING CONDITIONS:

The property is in a primarily residential area, with R-2 single-family residential zoning encompassing the structures at 2600 Rodney Parham Road. To the west

of this property the zoning is R-4 two-family district which makes up Pleasant Valley Country Club.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. All construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New developments may be subject to inspections for compliance.
2. An engineering report and analysis of the site grading and drainage may be required with application of the building permit for the accessory structure for Department engineering staff's verification that the increase in stormwater runoff from the accessory structure will not adversely affect nearby properties to their detriment. This report will also show how the increase in stormwater runoff will be handled, where the discharge location will be, and the quantity of discharge for each design storm event at a minimum.

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

Fire Department: No Comment.

Parks and Recreation: No comments received.

County Planning: No comments.

**F. BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a conditional use permit to allow the use of a proposed ancillary structure of 2600 Rodney Parham Road as an accessory dwelling unit. The property is located within an R-2 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

The property is in a primarily residential area, with R-2 single-family residential zoning encompassing the structures at 2600 Rodney Parham Road. To the west of this property the zoning is R-4 two-family district which makes up Pleasant Valley Country Club

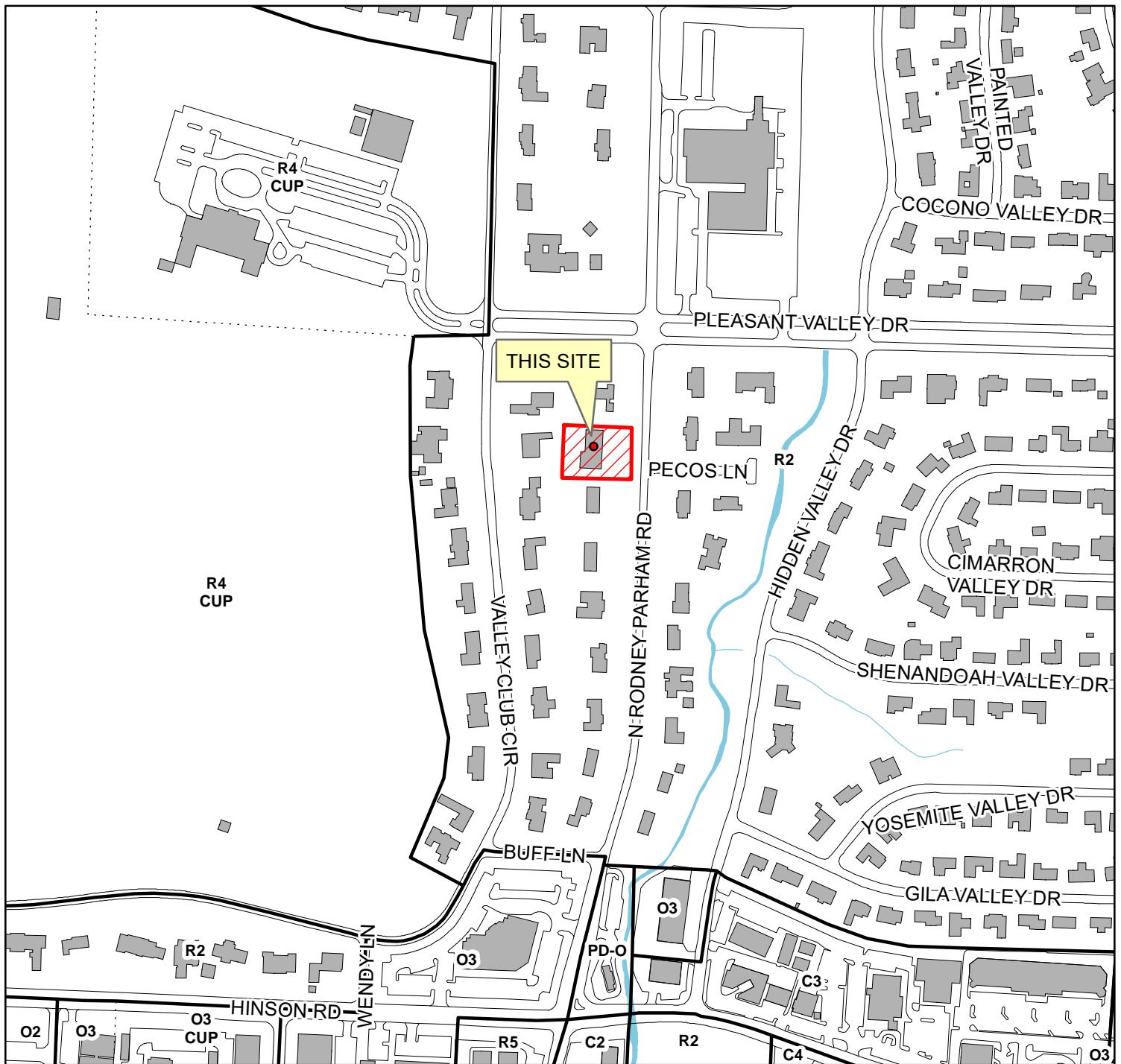
The proposed accessory structure will be a one-story 1,400 square foot structure. It will be located in the rear yard area and will comply with all required minimum setbacks from the property lines. The proposed accessory structure also complies with the allowed building height and rear yard coverage requirements.

The primary structure will continue to be occupied by the property owner. The ancillary structure will be used to accommodate a large family that visits frequently.

Staff finds that the request for a conditional use permit to use the proposed ancillary structure at 2600 Rodney Parham Road as an accessory dwelling unit as reasonable and compatible with the surrounding neighborhood.

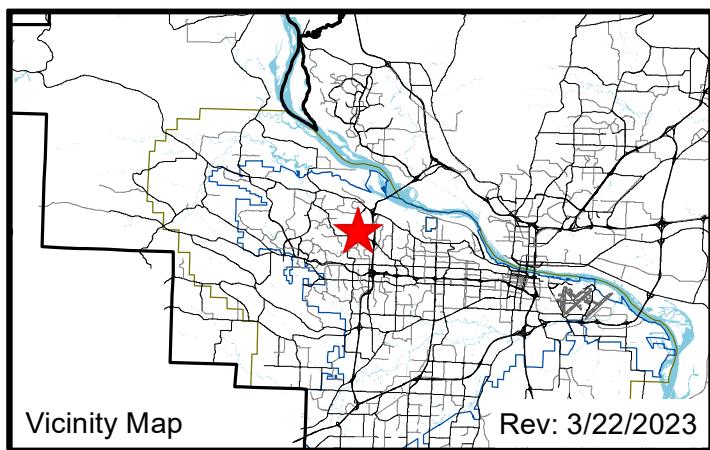
**I. STAFF RECOMMENDATION:**

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraph D, E, and the staff analysis, of the agenda staff report.



## Area Zoning

City of Little Rock Planning & Development



Case: Z-9768

Location: 2600 N. Rodney Parham Road

Ward: 4

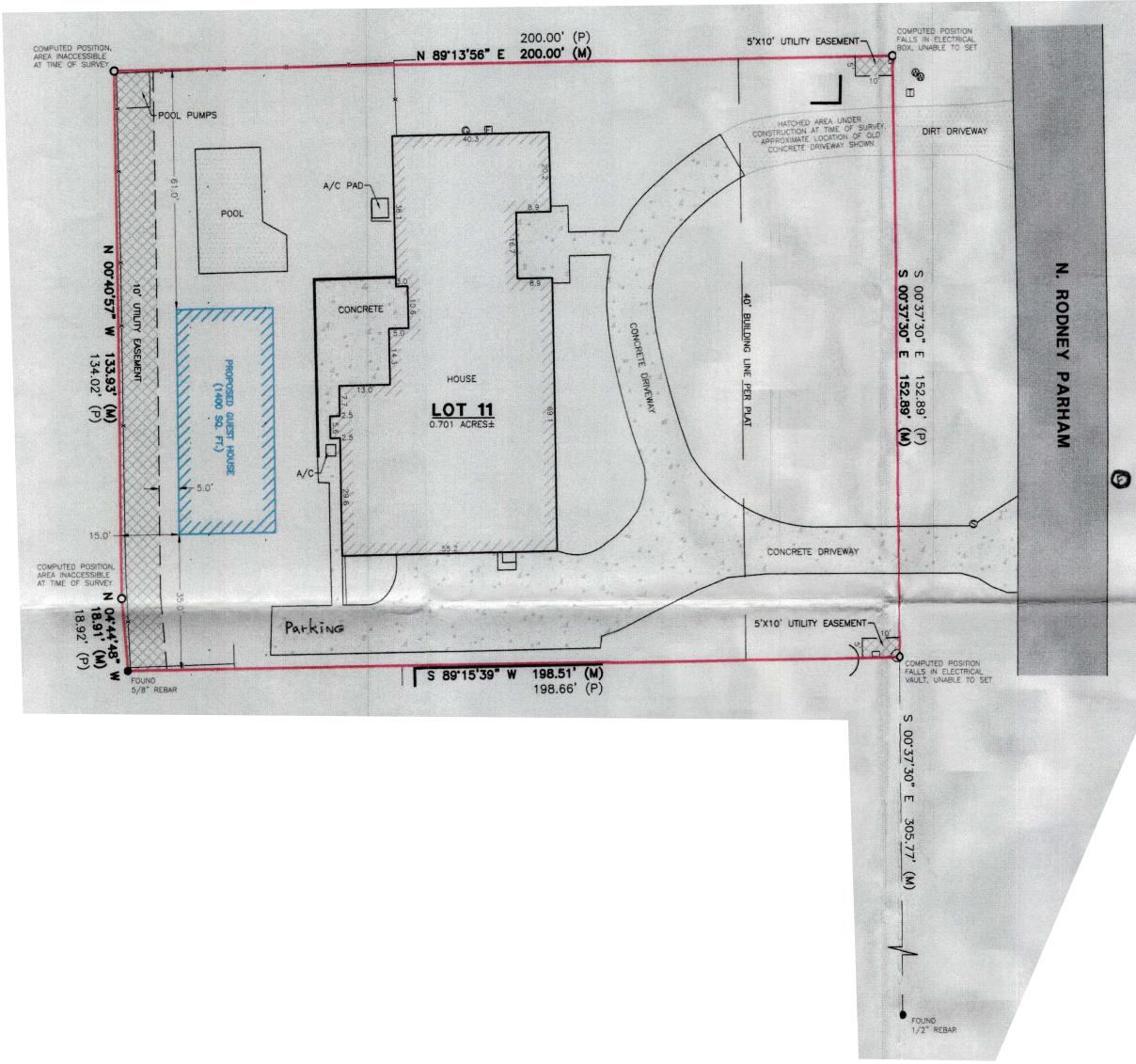
PD: 1

CT: 42.15

TRS: T2N R13W 28

N

0 210 420  
Feet



## Sketch Map City of Little Rock Planning & Development

Case No: Z-9768

Name: Hicks Accessory Dwelling

Location: 2600 N. Rodney Parham Road

Title: CUP



May 11, 2023

ITEM NO.: 5

FILE NO.: Z-9774

NAME: Oganesian Duplex – Conditional Use Permit

LOCATION: 2611 Johnson Street

DEVELOPER:

Mikhael Oganesian  
8225 Swan Lake Avenue  
Las Vegas, NV 89128

OWNER/AUTHORIZED AGENT:

Mikhael Oganesian – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.16 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 1      PLANNING DISTRICT: 9      CENSUS TRACT: 12

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

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**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is requesting a conditional use permit to allow an existing single family residence to be converted to a duplex.

**B. EXISTING CONDITIONS:**

The property is occupied by a one-story frame single family residence. A one-car wide driveway from Johnson Street serves as access to the property. A paved alley is located along the rear (east) property line.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Show proposed driveway improvements on site plan to handle the required parking for the duplex per City Zoning Codes.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

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 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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.

**Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential

occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

**As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a conditional use permit to allow an existing single family residence to be converted to a duplex. The property is located at 2611 Johnson Street and is zoned R-3.

The property is occupied by a one-story frame single family residence. A one-car wide driveway from Johnson Street serves as access to the property. A paved alley is located along the rear (east) property line.

The applicant proposes to construct a second floor addition to the existing residence, and add 16 feet by 28 feet to the footprint of the structure. The structure will have a building height of 26 feet. The proposed addition to the existing structure will comply with all ordinance required minimum setbacks from property lines. The proposed building height will also conform with ordinance requirements.

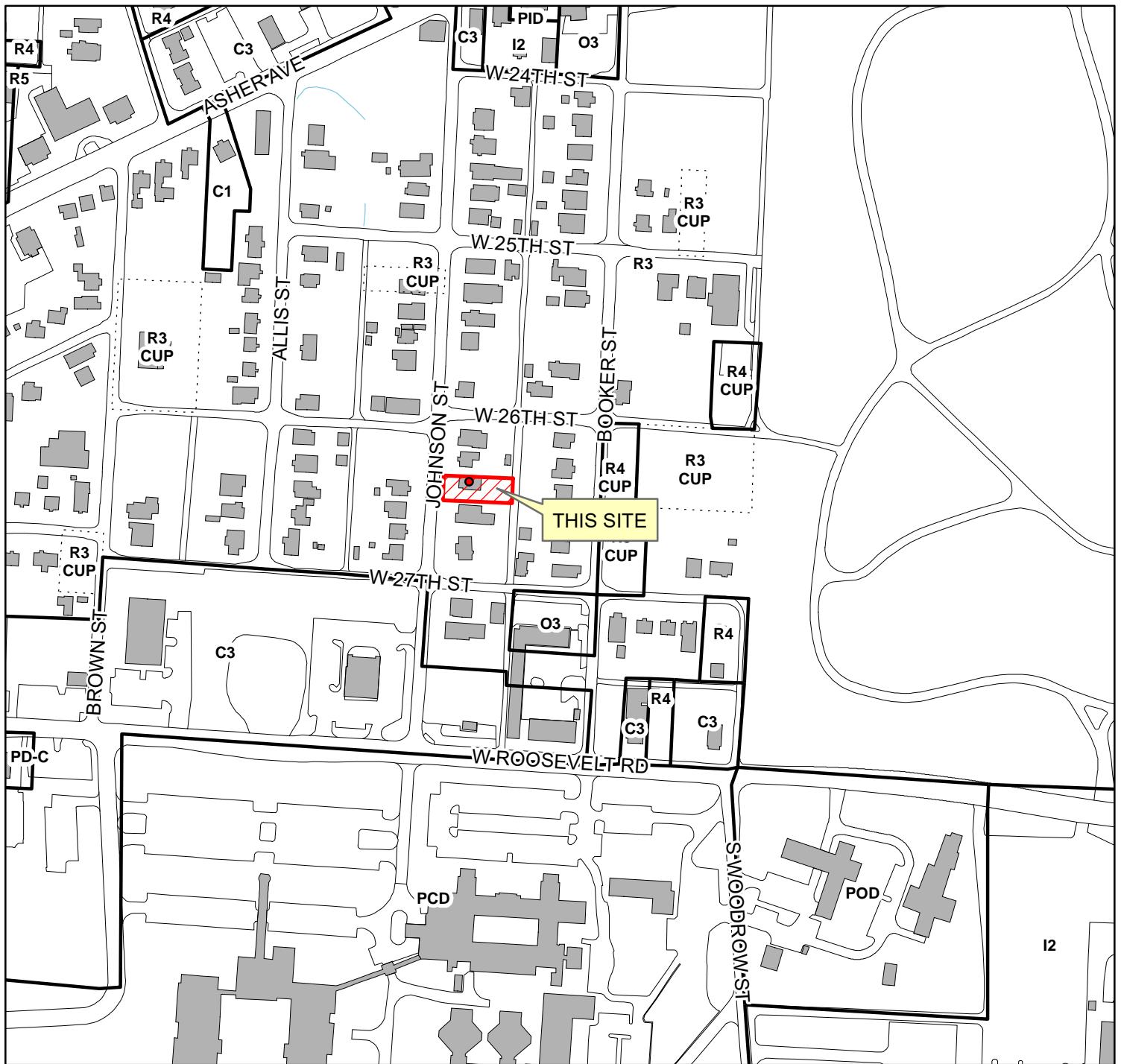
The applicant proposes to extend the parking pad in the front yard area to accommodate two (2) vehicles. A parking space will also be added in the rear yard area, off the alley. Section 36-502 of the City's Zoning Ordinance requires a minimum of three (3) parking spaces for a duplex. The proposal complies with this requirement.

The applicant provided additional information to staff during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the application.

Staff is supportive of the application. Staff views the proposed duplex use as reasonable. There are lots within this neighborhood which are zoned R-4 and R-5. The proposed duplex use will represent only a minor increase in density, and should have no adverse impact on the general area.

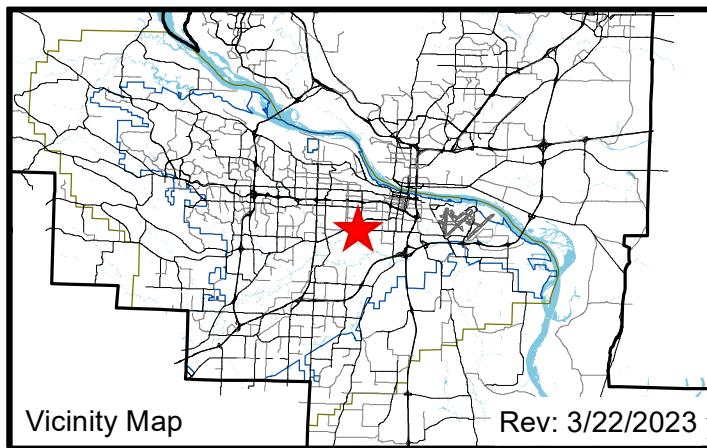
**I. STAFF RECOMMENDATION:**

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



## Area Zoning

City of Little Rock Planning & Development



Case: **Z-9774**

Location: **2611 Johnson Street**

Ward: **1**

PD: **9**

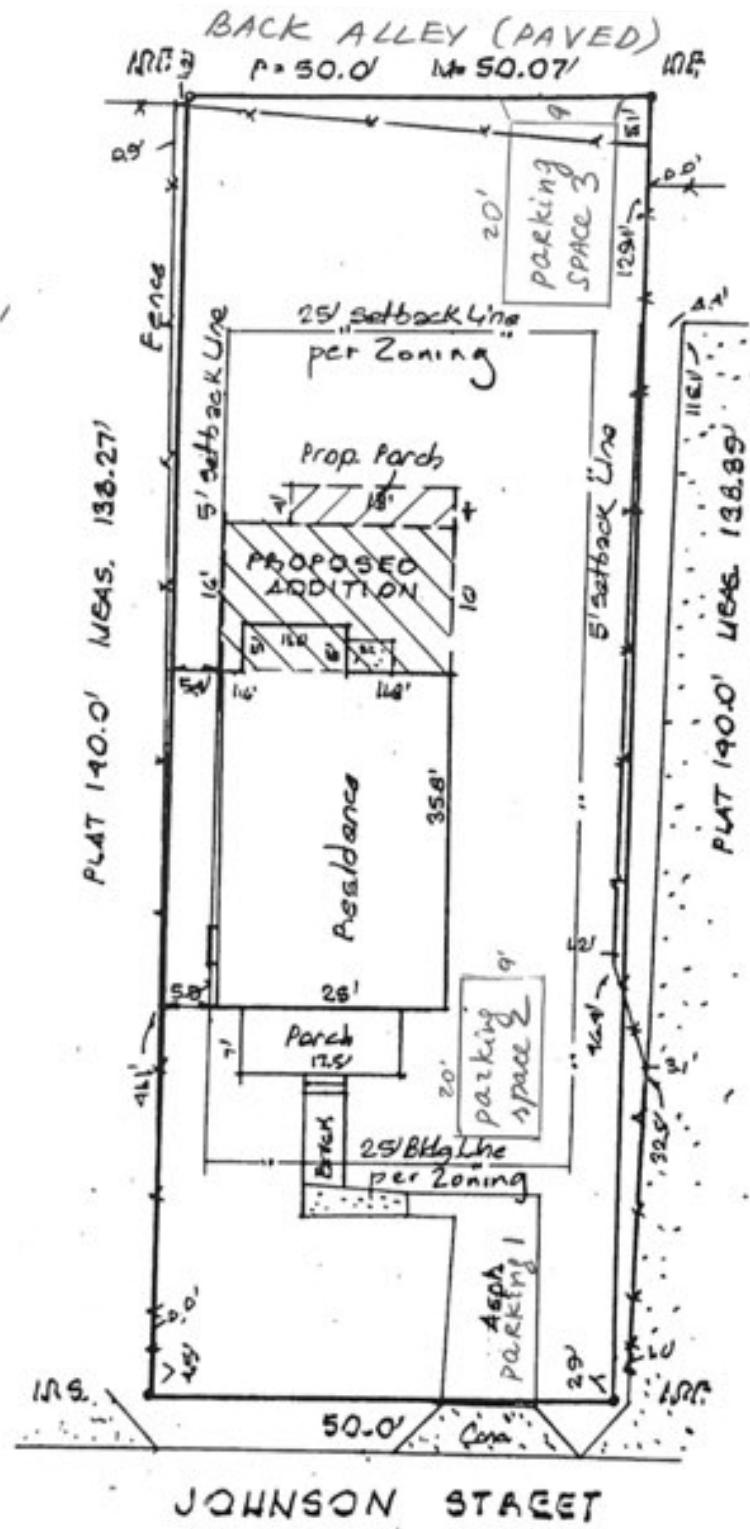
CT: **12**

TRS: **T1N R12W 8**

N

0 140 280  
Feet

proposed  
building  
height = 26'



## Sketch Map City of Little Rock Planning & Development

Case No: Z-9774

Name: Organesian Duplex

Location: 2611 Johnson Street

Title: CUP



May 11, 2023

ITEM NO.: 6

FILE NO.: Z-9776

NAME: Gray Accessory Dwelling – Conditional Use Permit

LOCATION: 421 S. Maple Street

DEVELOPER:

Joseph Gray  
5601 Tall Pine Blvd  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Joseph Gray (Owner)  
5601 Tall Pine Blvd  
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Hope Consulting  
117 S. Market Street  
Benton, AR 72015

AREA: 0.20 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 5

CENSUS TRACT: 48.01

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

The applicant is requesting a variance for a reduced front yard setback of 38 feet.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the use of the proposed ancillary structure of 616 S. Oak Street as an accessory dwelling unit. The property is located within an R-3 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

**B. EXISTING CONDITIONS:**

The property is in a primarily residential area, with R-3 single-family residential zoning encompassing the structures at 421 Maple Street. Directly to the east of this property, there are three properties that have PD-R zoning classifications.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. All construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New developments may be subject to inspections for compliance.
2. An engineering report and analysis of the site grading and drainage may be required with application of the building permit for the accessory structure for Department engineering staff's verification that the increase in stormwater runoff from the accessory structure will not adversely affect nearby properties to their detriment. This report will also show how the increase in stormwater runoff will be handled, where the discharge location will be, and the quantity of discharge for each design storm event at a minimum.

**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:

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 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

**F. BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a conditional use permit to allow the use of a proposed ancillary structure of 421 S. Maple Street as an accessory dwelling unit. The property is located within an R-3 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

The property is in a primarily residential area, with R-3 single-family residential zoning encompassing the structures at 421 Maple Street. Directly to the east of this property, there are three properties that have PD-R zoning classifications.

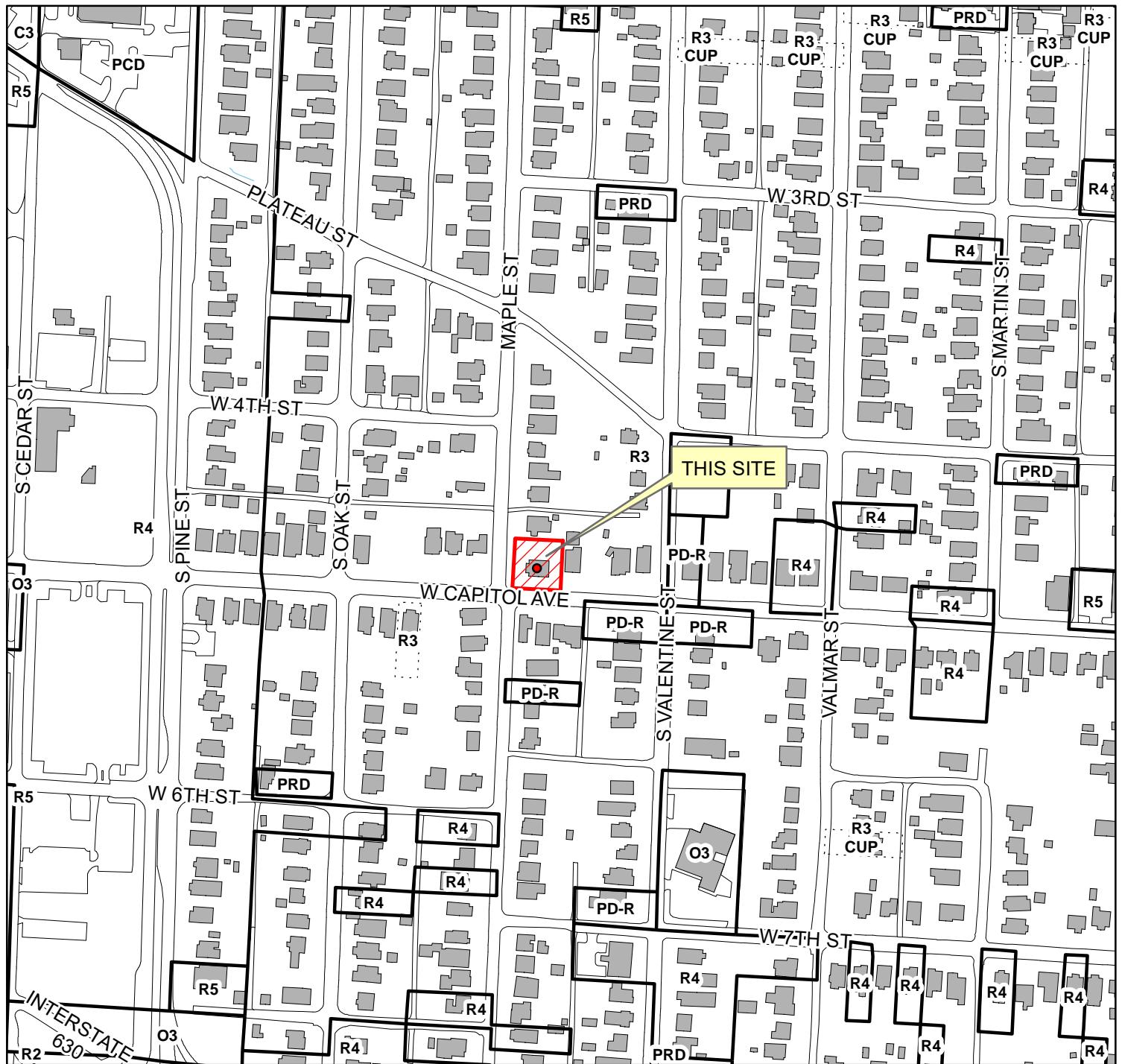
The applicant is requesting to construct a 24 foot by 32-foot accessory dwelling structure on the north side of the existing residence. The structure will be set back approximately 38 feet from the front (west) property line. Section 36-156 (a)(2) c. of the city's zoning ordinance requires a minimum front setback of 60 feet for accessory structures. Therefore, the applicant is requesting a variance to allow the reduced front setback. Staff supports the requested variance. The proposed structure will comply with all other setback requirements.

The proposed accessory structure will be two (2) stories in height, with a garage below and a dwelling unit on the second floor. The structure will have exceeded a building height of approximately 21 feet.

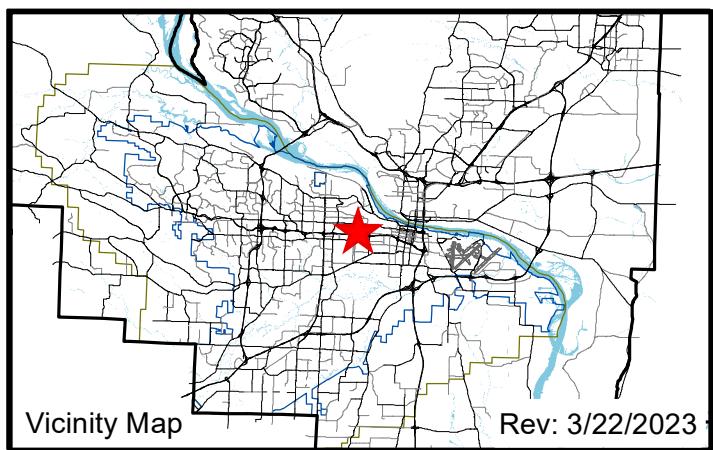
Staff finds that the request for a conditional use permit to use the ancillary structure at 421 S. Maple Street as an accessory dwelling unit as reasonable and compatible with the surrounding neighborhood.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraph D, E, and the staff analysis, of the agenda staff report.



**Area Zoning**  
City of Little Rock Planning & Development



Case: **Z-9776**  
Location: **421 S. Maple Street**

Ward: **3**

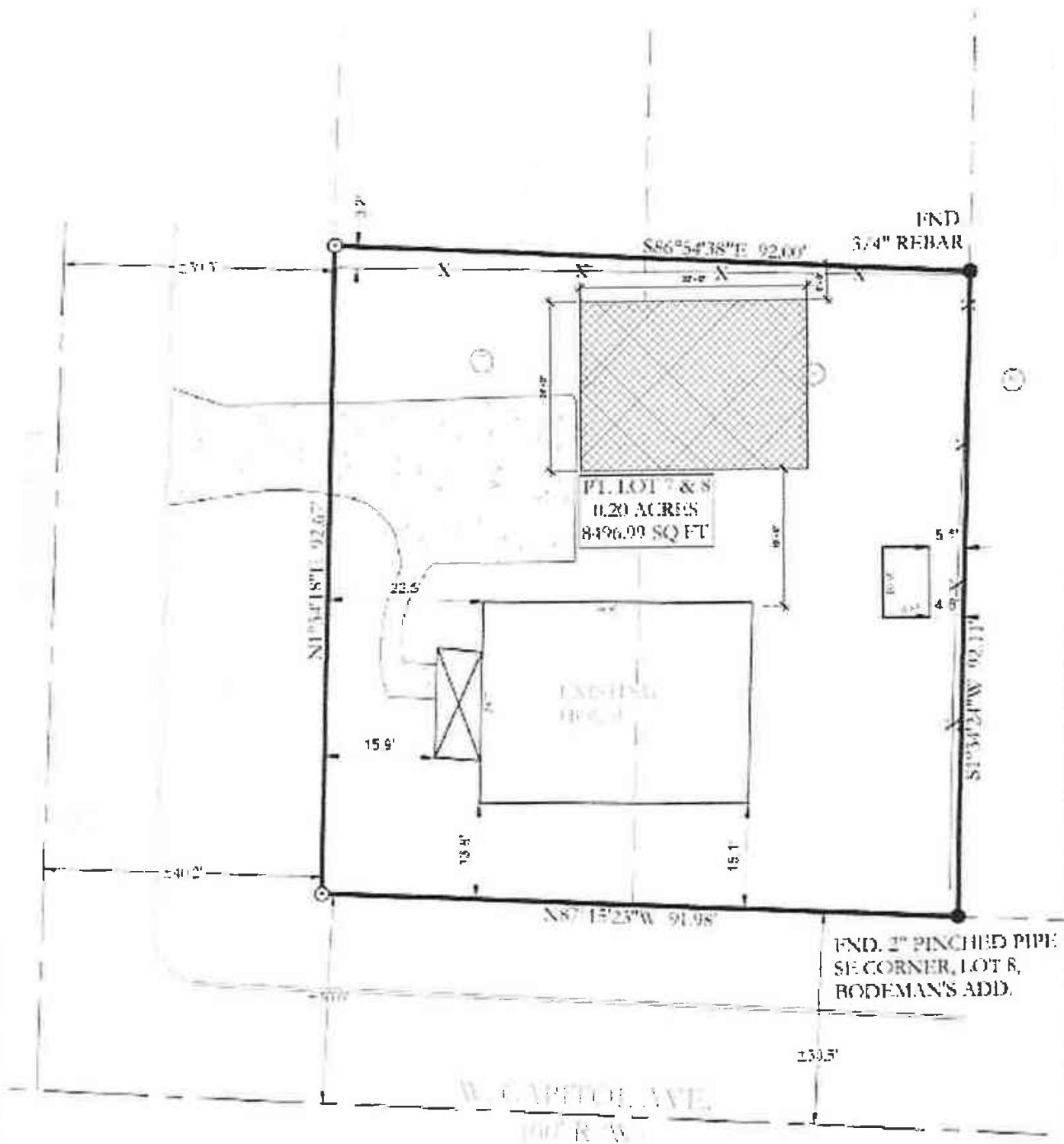
PD: **9**

CT: **48**

TRS: **T1N R12W 5**

N

0 140 280  
Feet



## Sketch Map City of Little Rock Planning & Development

Case No: Z-9776

Name: Gray Accessory Dwelling

Location: 421 S. Maple Street

Title: CUP



May 11, 2023

ITEM NO.: 7

FILE NO.: Z-9780

NAME: Kayishunge Accessory Dwelling – Conditional Use Permit

LOCATION: 519 S Valmar Street

DEVELOPER:

Device Kayishunge  
519 S Valmar  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Device Kayishunge (Owner)  
519 S Valmar  
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Trotter Surveying  
10 Cambay Court  
Little Rock, AR 72211

AREA: 0.16 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 3      PLANNING DISTRICT: 5      CENSUS TRACT: 48.01

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the use of a proposed ancillary structure of 519 S Valmar as an accessory dwelling unit. The property is located within an R-3 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

**B. EXISTING CONDITIONS:**

The property is in a primarily residential area, with R-3 single-family residential zoning encompassing the structures at 519 S Valmar. The University of Arkansas for Medical Sciences is within walking distance from the property.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. All construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.
2. A Special Flood Hazard Development Permit is required to be obtained to prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works>. Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Vince Floriani in Public Works at 501-371-4823 or [VFloriani@littlerock.gov](mailto:VFloriani@littlerock.gov) to schedule an appointment for issuance or to answer any questions.
3. Due to the proposed structure being located within the 100 year floodplain, an elevation certificate of the finished floor elevation must be provided to the Public Works Department at 701 West Markham Street prior to the issuance of a certificate of occupancy. Contact Vince Floriani in Public Works at 501-371-4823 or [VFloriani@littlerock.gov](mailto:VFloriani@littlerock.gov) to schedule an appointment for issuance or to answer any questions.
4. The property or portion of the property lies within the 100-year floodplain. The lowest finished floor (including basement) of the proposed structure must be elevated to at least 1 foot above the base flood elevation. Attendant utility and sanitary facilities must be elevated to above the base flood elevation. The finished floor elevation of at least 1 foot above the base flood elevation must be shown on the grading plan and all final plats.

5. An approved Special Flood Hazard Development Permit will be required to be submitted with application of the building permit for the accessory structure or Department staff will not be able to review and approve the building permit in the future.

**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:

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 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**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 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.

**F. BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a conditional use permit to allow the use of a proposed ancillary structure of 519 S Valmar as an accessory dwelling unit. The property is located within an R-3 Single-Family District, which allows for accessory dwelling units with a conditional use permit.

The property is in a primarily residential area, with R-3 single-family residential zoning encompassing the structures at 519 S Valmar. The University of Arkansas for Medical Sciences is within walking distance from the property.

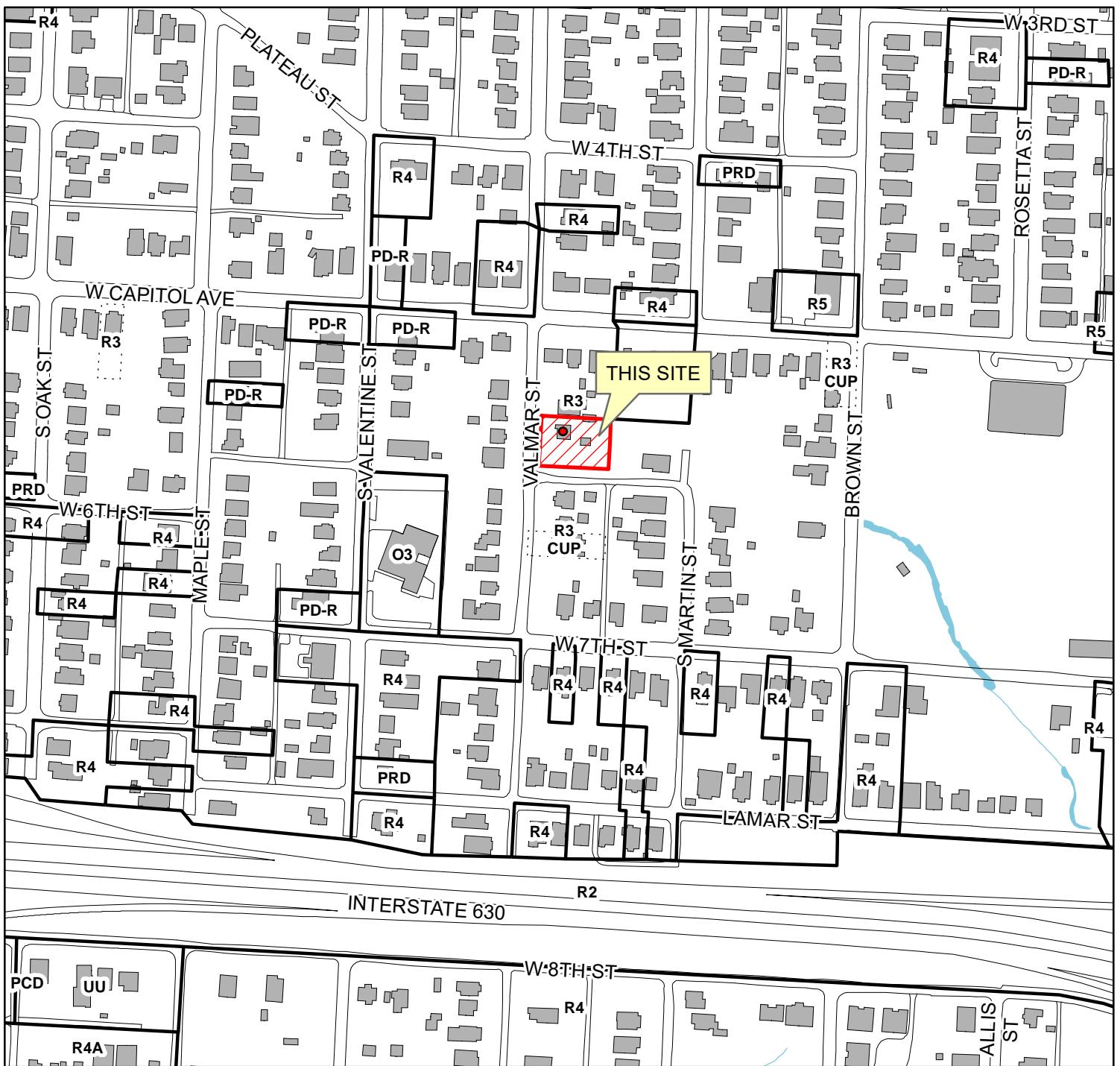
The applicant proposes to construct a 750 square foot accessory dwelling in the rear yard area. The proposed accessory dwelling structure will comply with all required minimum setbacks from all property lines. The proposed structure will not exceed a building height of 35 feet/

The applicant is graduating from medical school soon, and her mother plans to relocate to the area and reside on the property in the proposed 750 square accessory dwelling unit.

Staff finds that the request for a conditional used permit to use the ancillary structure at 519 S Valmar Street as an accessory dwelling unit as reasonable and compatible with the surrounding neighborhood.

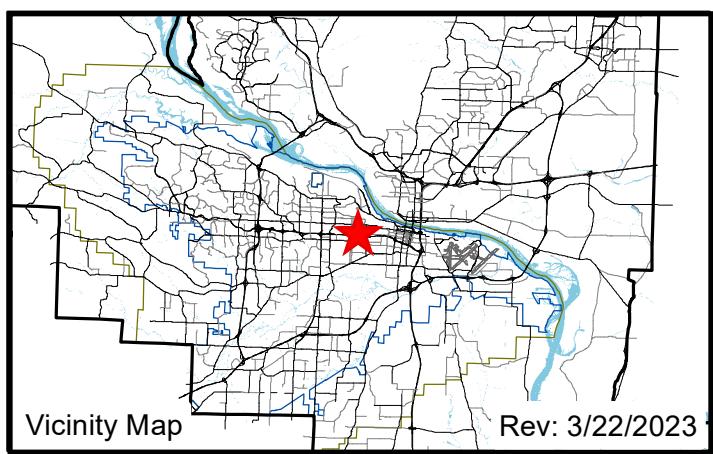
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraph D, E, and the staff analysis, of the agenda staff report.



## Area Zoning

City of Little Rock Planning & Development



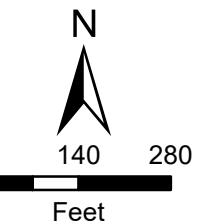
**Case: Z-9780**  
**Location: 519 S. Valmar Street**

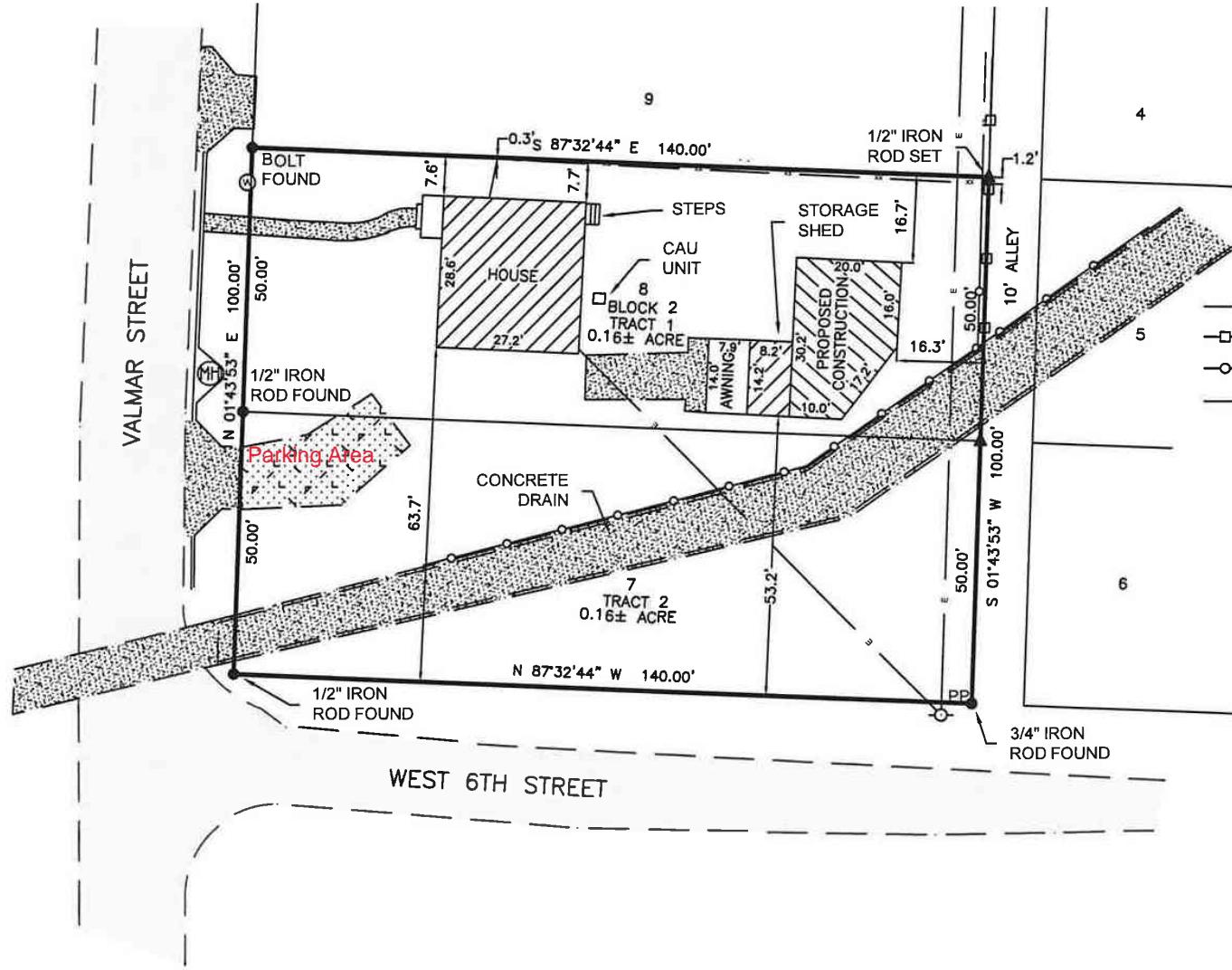
**Ward: 3**

**PD: 9**

**CT: 48**

**TRS: T1N R12W 5**





## Sketch Map City of Little Rock Planning & Development

Case No: Z-9780

Name: Kayishunge Accessory Dwelling

Location: 519 S. Valmar Street

Title: CUP



May 11, 2023

ITEM NO.: 8

FILE NO.: Z-9777

NAME: Arkansas Quality Therapy - Group Care Facility – Special Use Permit

LOCATION: 3209 Ludwig Street

DEVELOPER:

Tolbert Investments, LLC (Owner)

3209 Ludwig Street

Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Quality Therapy (Agent)

1410 W Daisy L. Gatson-Bates Drive

Little Rock, AR 72202

SURVEYOR/ENGINEER:

N/A

AREA: 0.15 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 10      CENSUS TRACT: 24.08

CURRENT ZONING: R-3 (CUP)

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a Special Use Permit to allow for a group care facility to be operated in the existing duplex. The proposed group care facility will have a maximum of nine (9) residents and three (3) full-time staff.

B. EXISTING CONDITIONS:

The site contains a 2,244 square foot, one-story, two-family residence. A shared access drive extends from W 32nd Street which provides rear access to several existing duplex structures with frontage along Ludwig Street. R-3 zoning and uses are contained west of the site. A mixture of zoning and uses are contained to the north, south and east of the site. The proposed group care facility is located within

the John Barrow Road Overlay District.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 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

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**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.** 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 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 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 2012 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 2012 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.

Parks and Recreation: No comments received.

County Planning: No comments.

**F. BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a Special Use Permit to allow for a group care facility to be operated in the existing duplex. The proposed group care facility will have a maximum of nine (9) residents and three (3) full-time staff.

The site contains a 2,244 square foot, one-story, two-family residence. A shared access drive extends from W 32nd Street which provides rear access to several existing duplex structures with frontage along Ludwig Street. R-3 zoning and uses are contained west of the site. A mixture of zoning and uses are contained to the north, south and east of the site. The proposed group care facility is located within the John Barrow Road Overlay District.

No signage beyond that allowed in single-family and two-family zones will be permitted.

The applicant notes three (3) full-time positions for the facility will be two (2) Residential Administrators and one (1) Residential Manager. Part-time positions will be one (1) Case Manager, one (1) Behavioral Therapist and one (1) AQT director.

The following organizations are associated with the proposed group care facility:

1. Arkansas Quality Therapy
2. Arkansas Department of Human Services
3. Arkansas Rehabilitation Services

The applicant provided the following statement and description of on-site services provided to residents:

“Arkansas Quality Therapy will be provided vocational-rehabilitation services to individuals referred through Arkansas Rehabilitation Services and Arkansas Department of Youth Services. All of the program’s guidelines will be governed by policies and procedures ascribed through the Arkansas Department of Human Services for a Residential Transitional Facility. The participants in the program will receive transitional housing supportive services inclusive of but not limited to the following:

- Adult work-based learning experience
- Job search assistance
- Job placement assistance
- Behavioral health supportive services
- Life skills development training
- Independent living support
- Educational support for adult basic education and/or continued high school education”

Three (3) parking spaces are attached to the lot for staff. The applicant notes that residents will not have vehicles.

The applicant submitted a bill assurance provided by the Pulaski County Clerk's office. The bill of assurance was recorded in 1907 and is not legible.

Section 36-54(e)(4) of the City's Zoning Ordinance provides the following provisions for Group Home Facilities, as adopted by the Board of Directors on September 6, 2005:

1. family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.

(a) Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.

(b) There shall be a presumption that a special use permit for a group home of 5, 6, 7, or 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.

(c) Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:

1. Spacing of existing similar facilities.
2. Existing zoning and land use patterns.
3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.

4. The need and provision for readily accessible public or quasi-public transportation.
5. Access to needed support services such as social services agencies, employment agencies and medical service providers.
6. Availability of adequate on-site parking.

(d) The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.

(e) Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

According to an area survey, there are no other transitional residential facilities within 1,500 feet of the property.

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by 9 persons is 950 square feet. As noted earlier the residential structure contains 2,244 square feet.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant is proposing the following bedroom occupancy:

The duplex has a total of six (6) bedrooms with three (3) within each unit.

The square footage for the bedroom spaces are:

- (a) (2) Bedroom #1: 170 square feet, total occupancy – 2
- (b) (2) Bedroom #2: 110 square feet, total occupancy – 1
- (c) (2) Bedroom #3: 135 square feet, total occupancy – 2

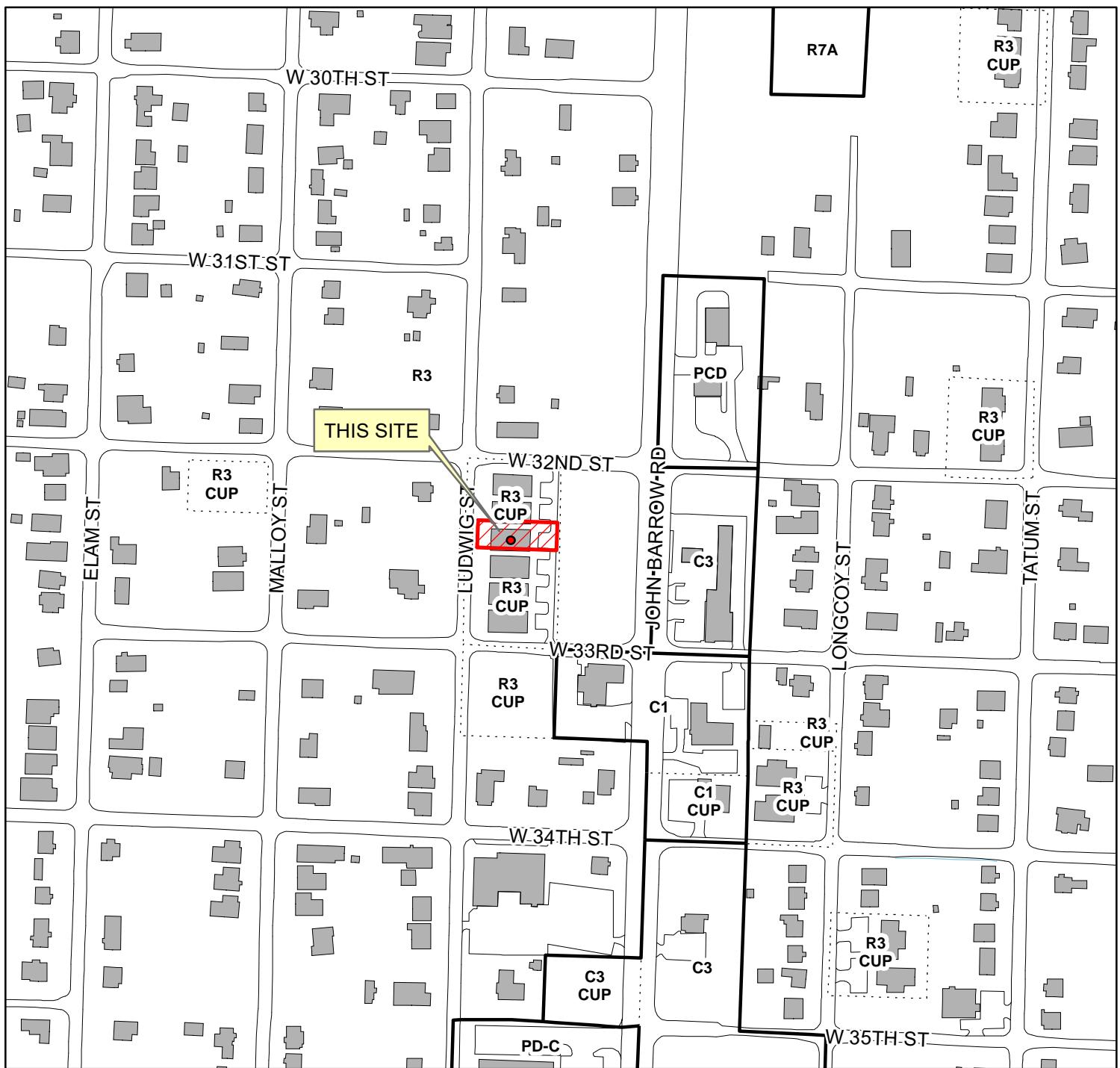
The occupancy as proposed conforms to Sections 8-406(a) and (b) of the Code.

Special Use Permits are not transferable in any manner. Permits cannot be transferred from owner to owner, location to location or use to use.

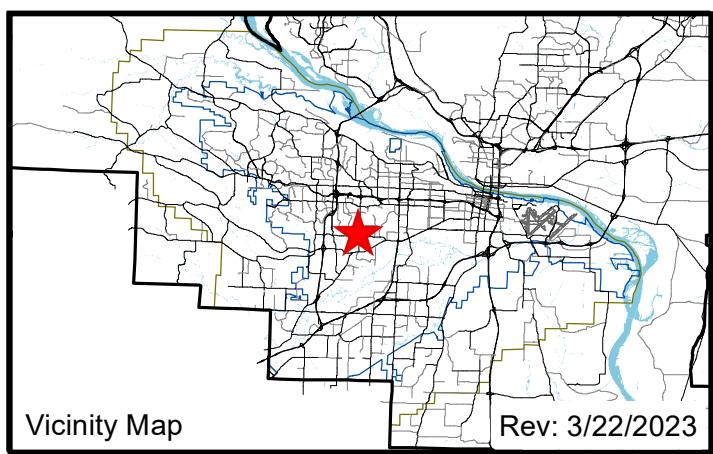
Staff does not support the requested special use permit to allow a group care facility at 3209 Ludwig Street. Although staff's survey revealed no other residential living facilities within 1,500 feet of the site, and the proposed occupancy will conform with Section 8-406 of the Code, staff feels the proposed group care facility is too institutional in nature for this existing two-family residential site. Staff believes that a group home-type facility with up to nine (9) residents, three (3) around the clock staff (including overlap in shift change times), and the potential for visitors for the nine (9) residents is too intense for this single-family subdivision. Staff believes the applicant should seek a residential location fronting a more major roadway, possibly along the perimeter of a single-family subdivision.

**STAFF RECOMMENDATION:**

Staff recommends denial of the requested special use permit to allow a group care facility.



**Area Zoning**  
City of Little Rock Planning & Development



Case: **Z-9777**  
Location: **3209 Ludwig Street**

Ward: **6**  
PD: **10**  
CT: **24.08**  
TRS: **T1N R13W 14**

N  
0 125 250  
Feet

May 11, 2023

ITEM NO.: 9

FILE NO.: Z-9781

NAME: Williams Day Care Facility Home – Special Use Permit

LOCATION: 8401 Fairwood Road

DEVELOPER:

Kesha Williams  
8401 Fairwood Road  
Mabelvale, AR 72103

OWNER/AUTHORIZED AGENT:

Kesha Williams  
8401 Fairwood Road  
Mabelvale, AR 72103

SURVEYOR/ENGINEER:

N/A

AREA: 0.46 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 15      CENSUS TRACT: 41.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a Special Use Permit to allow a day care family home to be operated in the single-family residence on the R-2 zoned property located at 8401 Fairwood Road. The proposed day care family home will have a maximum of ten (10) children.

B. EXISTING CONDITIONS:

The site contains a 1,672 square foot, one-story, single-family residence located on the southwest corner of Fairwood Road and Toombs Road. Access to the rear

yard is along Toombs Road. The residence contains a fence around the backyard of the house. R-2 zoning and uses are contained in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Driveways shall handle the required parking for the daycare facility per City Zoning Codes.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

**H. ANALYSIS:**

The applicant is requesting a Special Use Permit to allow a day care family home to be operated in the single-family residence on the R-2 zoned property located at 8401 Fairwood Road. The proposed day care family home will have a maximum of ten (10) children.

The applicant proposes the hours of operation to be from 7:00am to 6:00pm, Monday through Sunday.

The site contains a 1,672 square foot, one-story, single-family residence located on the southwest corner of Fairwood Road and Toombs Road. Two concrete driveways extend from Toombs Road along the south property line. The northern most driveway leads to a two-car garage. The applicant notes the second driveway to the south, will be the designated pick-up/drop-off area for the day care use. This driveway leads to a gate which provides access the rear entry to the residence.

The principal use of the property will remain single-family residential. No signage beyond that allowed in single-family zones will be permitted.

The applicant notes, no bill assurance was found by the Pulaski County Clerk's office.

According to Section 36-54(e)(3) of the City's Zoning Ordinance, the site and location criteria for Day Care Family Homes are as follows:

- a. This use may be located only in a single-family home, occupied by the caregiver and which is the full-time residence of the caregiver.**
- b. Must be operated within licensing procedures established by the State of Arkansas. State regulations shall control the number of employees residing off premises.**
- c. The use is limited to ten (10) children including the care givers.**
- d. The minimum to qualify for special use permit is six (6) children from households other than the care givers.**
- e. This use must obtain a special use permit in all districts where day care centers are not allowed by right.**
- f. After the effective date of this subsection, no special use permit will be approved for a day care family home proposed to be located within three**

**hundred (300) feet of a licensed day care center or an operating day care family home for which a special use permit has previously been approved. For the purposes of this subsection, the distance between properties shall be measured in a straight line without regard to intervening structures or objects, from property line to property line.**

- g. All day care family homes located in the city are required to obtain a city business license and to pay an annual business tax as specified in [chapter 17](#) of the Code.**
- h. A copy of the day care family home's current state license must be submitted to the city collector's office each year at the time of payment of the annual business tax.**
- i. All vehicles must be parked on an on-site paved surface.**
- j. All vehicles located on the site must be operational.**
- k. All pick-up and drop-off of children shall be on the property's driveway and not on the public right-of-way unless otherwise approved by the planning commission.**
- l. Special use permits for day care family homes shall be reviewed by staff every three (3) years for compliance with the development criteria and planning commission approval.**
- m. The fire marshal must approve use of the residence for the proposed day care family home.**

Special Use Permits are not transferable in any manner. Permits cannot be transferred from owner to owner, location to location or use to use.

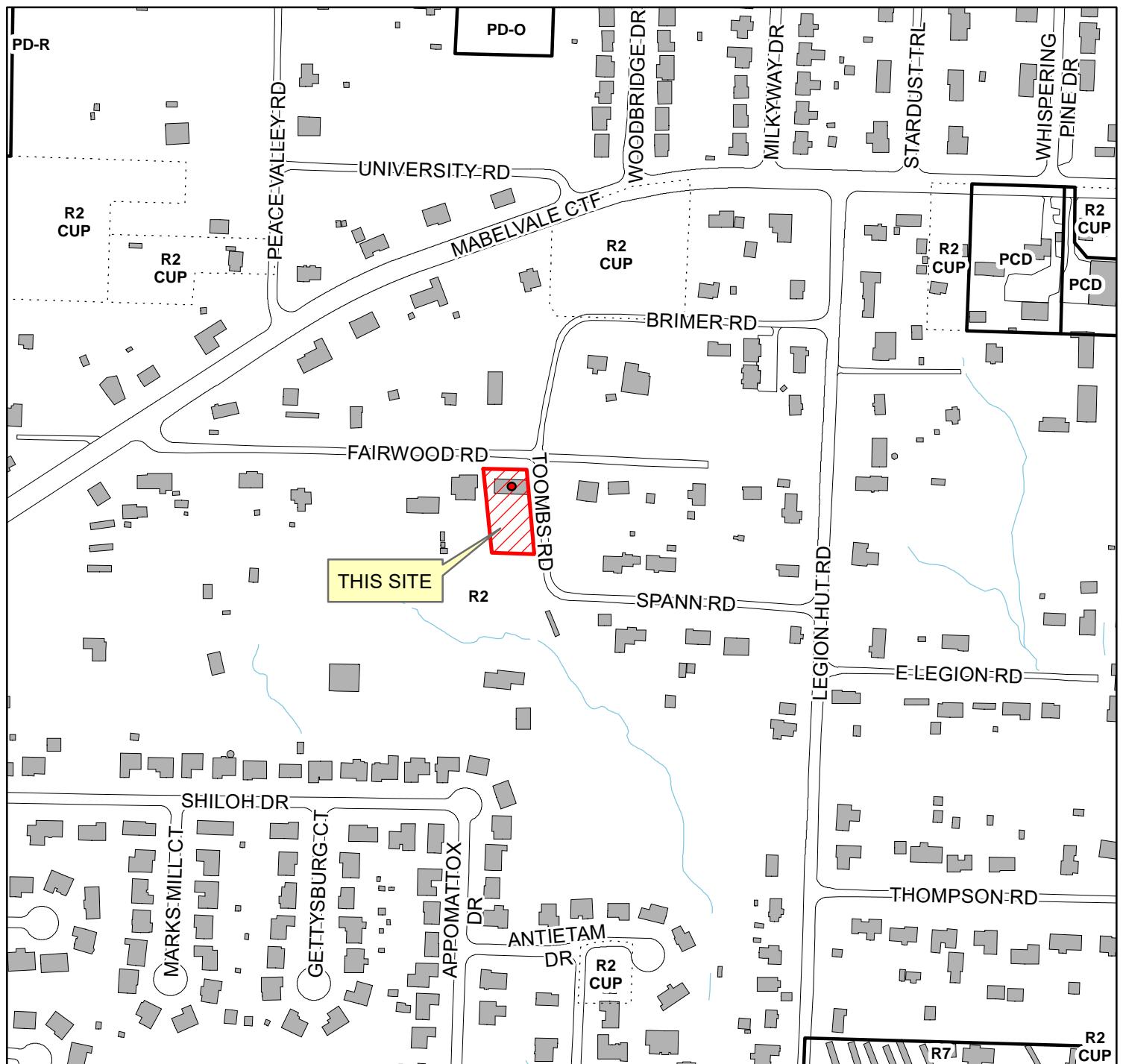
A survey conducted by staff found one (1) other day care use located at 8001/8003 Mabelvale Cut-off, approximately 1,285 feet from this property. Staff knows of no other day care uses within this area.

To staff's knowledge, the only outstanding issue, which is noted in the applicant's cover letter, associated with this application, is the Fire Marshal's approval pending licensure for the daycare/family home. Staff feels the proposed day care family home at this location will have no adverse impact on the general area. Based on the survey, staff could find no permitted/licensed day care family homes or day care centers within 300 feet of the site.

I. STAFF RECOMMENDATION:

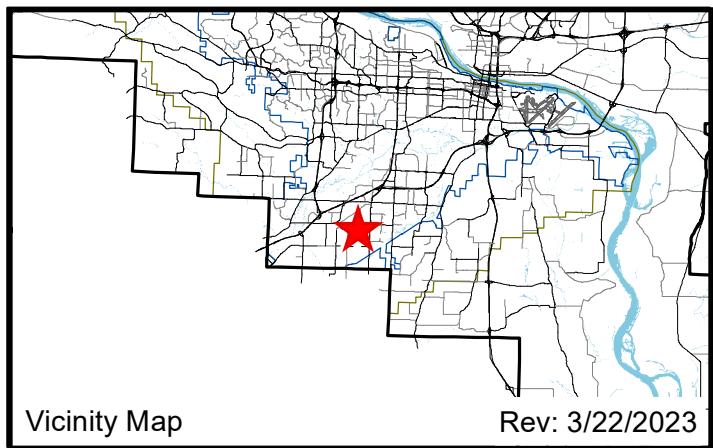
Staff recommends approval of the Special Use Permit to allow a day care family home at 9781 Fairview Road, subject to the following conditions:

1. Compliance with the site and location criteria in Section 36-54(e)(3).
2. There is to be no signage beyond that permitted in single-family zones.
3. Outdoor activities, including playground use, are limited to day-light hours.
4. Written approval from the Fire Marshal must be obtained and submitted to staff prior to operation of the day care family home.



## Area Zoning

City of Little Rock Planning & Development



Case: Z-9781

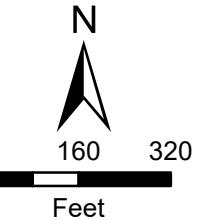
Location: 8401 Fairwood Road

Ward: 7

PD: 15

CT: 41.05

TRS: T1S R13W 11



May 11, 2023

ITEM NO.: 10

FILE NO.: Z-9775

NAME: Rezoning from R-3 to R-7A

LOCATION: 3512 East 39<sup>th</sup> Street

DEVELOPER:

Ronnie Reed  
P. O. Box 412  
College Station, AR 72206

OWNER/AUTHORIZED AGENT:

Ronnie Reed – Owner/Applicant

SURVEYOR/ENGINEER:

Blew and Associates  
3825 N. Shiloh Drive  
Fayetteville, AR 72703

AREA: 0.156 acre      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: N/A      PLANNING DISTRICT: 24      CENSUS TRACT: 40.01

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.156 acre property from "R-2" Single Family District to "R-7A" Manufactured Home District to allow the placement of one (1) single-wide manufactured home. The property is located within the City's Extraterritorial Zoning Jurisdiction (ETJ).

B. EXISTING CONDITIONS:

The property is currently undeveloped. The surrounding properties are zoned R-3. Most of the surrounding properties are undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 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.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

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

Fire Department:

**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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the College Station Planning District. The Land Use Plan shows Residential Low Density (RL) 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 to rezone from R-3 (Single Family District) to R-7A (Manufactured Home District).

Surrounding the application area in all directions is land shown as Residential Low Density (RL). Much of the land is wooded and undeveloped but platted for

residential lots. Further to the north and west, is Park/Open Space (PK/OS) buffering the residential area for a Mining (M). The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

To the east, over a city block, is Union Pacific railroad then Frazier Pike. Following Frazier Pike to the east is the social and business center of College Station with areas of (MX), (PK/OS), Commercial (C), (P/I), Residential High Density (RH), and Residential Medium Density (RM) uses. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. 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.

Master Street Plan:

East 39<sup>th</sup> Street is a Local Street. The primary purpose of Local Streets is to provide access to adjacent property. Right-of-Way is 50 feet and a sidewalk is required on one side. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

There are no bicycle facilities in the vicinity.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

**H. ANALYSIS:**

Ronnie Reed, owner of the 0.156 acre lot located at 3512 East 39<sup>th</sup> Street (College Station), is requesting to rezone the property from "R-3" Single Family District to "R-7A" Manufactured Home District. The property is located on the north side of East 39<sup>th</sup> Street, west of W. Line Street. The rezoning is proposed to allow placement of a 14 foot by 60 foot single-wide manufactured home on the lot. The property is located outside the Little Rock city limits, but within the City's extraterritorial jurisdiction.

The site plan submitted shows the manufactured home located 25 feet back from the front (south) property line, over 40 feet from the rear (north) property line, over ten (10) feet from the west and east side property lines. Small sets of steps will be located at the front and back doors of the manufactured home.

A driveway from West 39<sup>th</sup> Street will serve as access to the property. A parking pad will be located between the street and the proposed manufactured home. A 10 foot by 10 foot storage building will be located on the north side of the proposed manufactured home in the rear yard area.

All surrounding properties are zoned R-3. There are a number of vacant lots in the area. There are a number of other manufactured homes of various sizes and ages in this general area.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-7A zoning does not require a change to the Land Use Plan.

The R-7A Zoning District is a site plan review district. The following are the siting criteria for manufactured homes in the R-7A District as per Section 36-262 (d) (2) of the City's Zoning Ordinance:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport features.
- c. Permanent foundation.
- d. Exterior wall finished in a manner compatible with the neighborhood.
- e. Underpinning with permanent materials.
- f. Orientation compatible with placement of adjacent structures.
- g. Off-street parking per single-family dwelling standards.

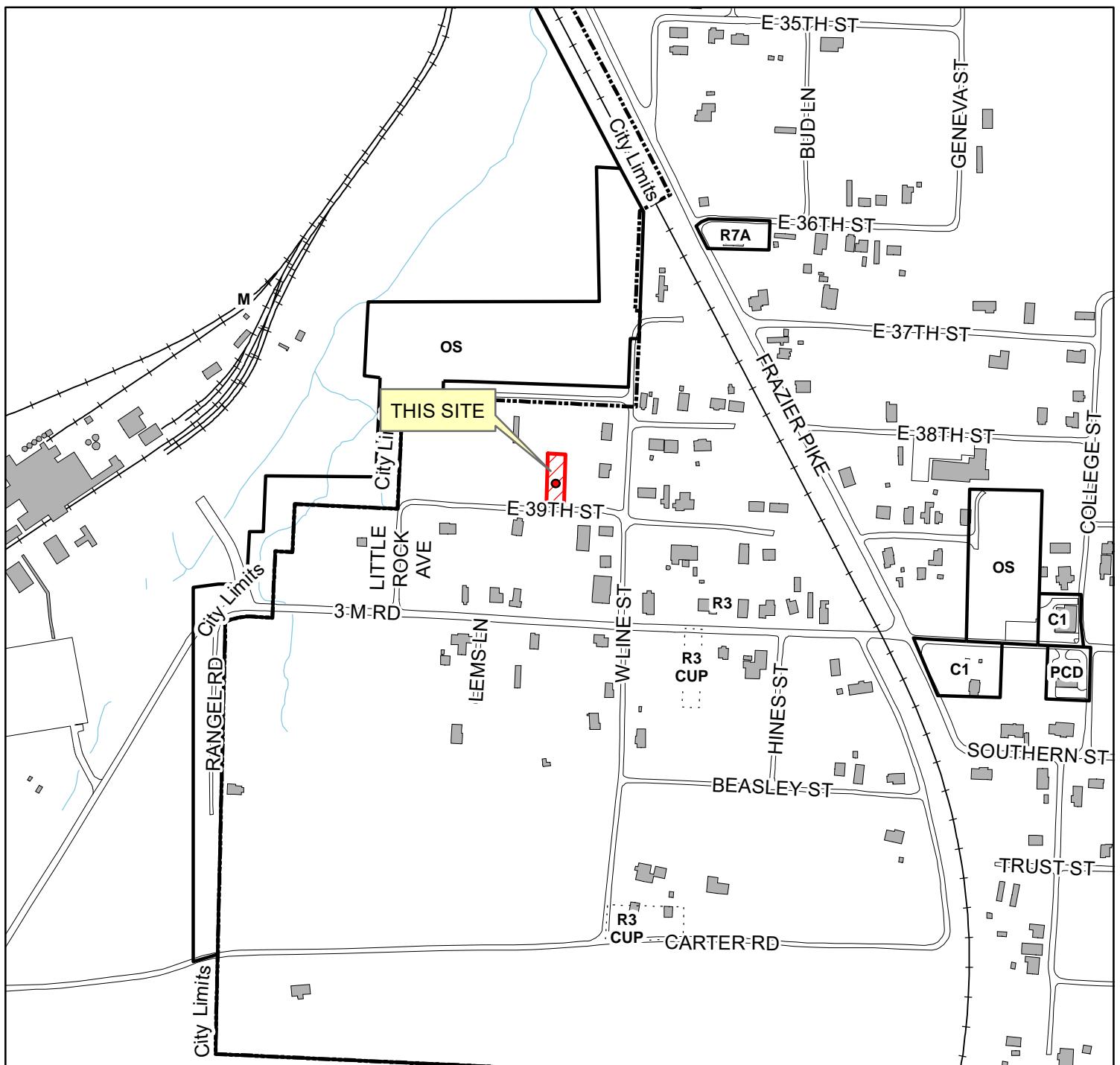
The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances associated with this application.

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The property is located within the City's Extra-Territorial Zoning Jurisdiction (ETJ). The proposed rezoning is consistent with the land use pattern within the area. There are existing single-wide manufactured homes in the general area of the proposed site.

I. STAFF RECOMMENDATION:

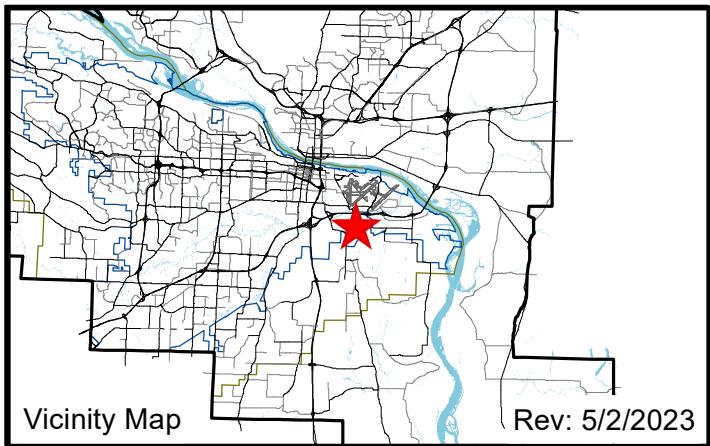
Staff recommends approval of the R-7A zoning to allow for the placement of a single-wide manufactured home subject to the following conditions:

1. Compliance with the comments and conditions noted in paragraph E, and the staff analysis, of the agenda staff report.
2. Compliance with the manufactured home minimum siting standards as noted in Section 36-262 (d) (2) of the City's Zoning Ordinance.



## Area Zoning

City of Little Rock Planning & Development



**Case: Z-9775**  
**Location: 3512 East 39th Street**

**Ward: N/A**

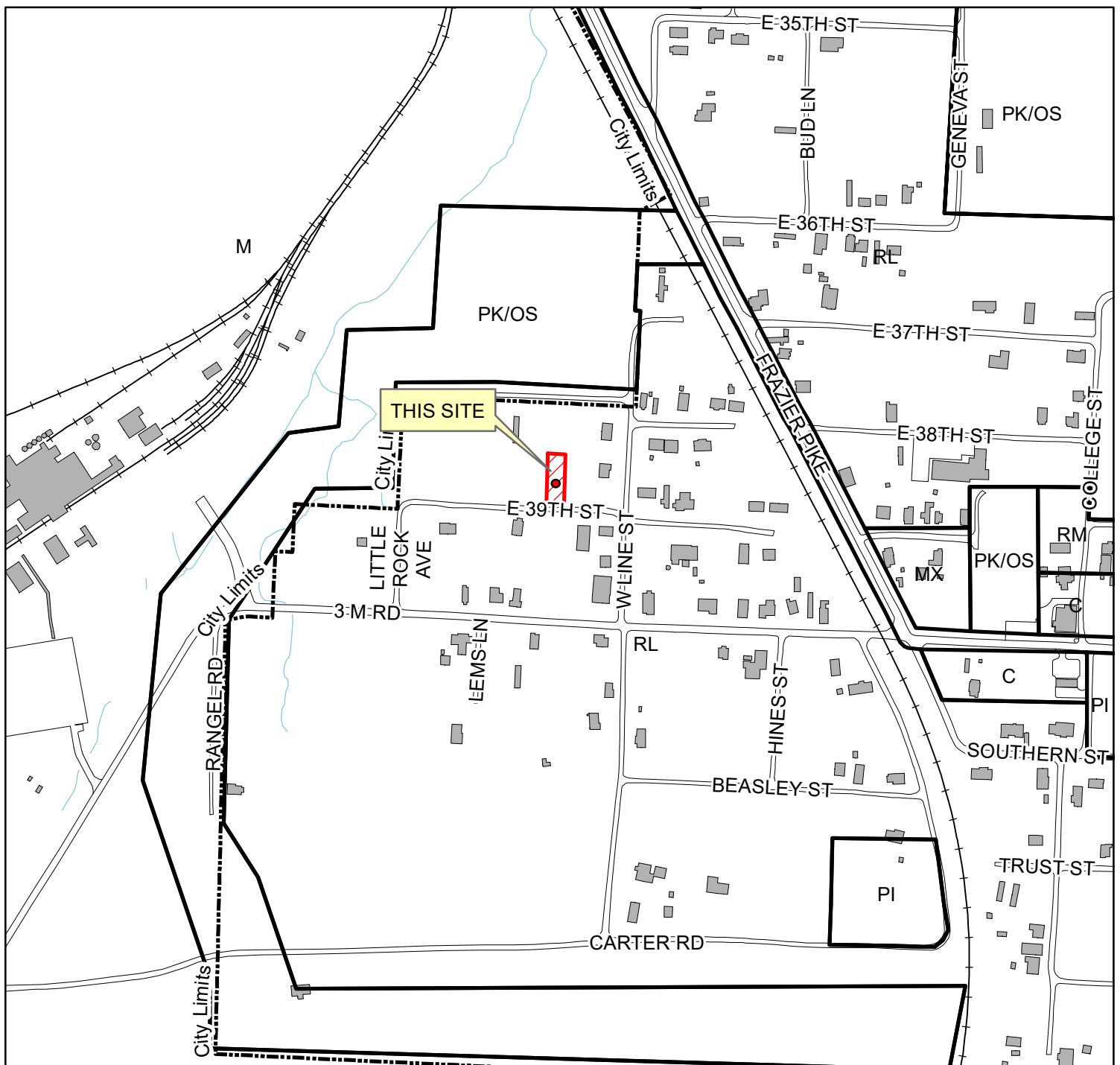
**PD: 24**

**CT: 40.01**

**TRS: T1N R11W 18**

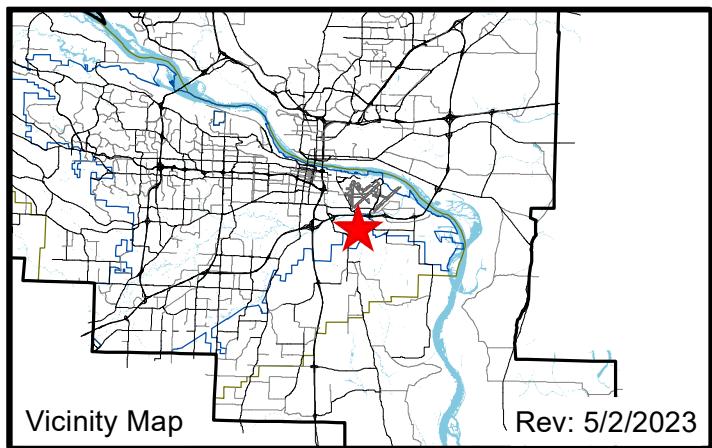
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## Land Use Plan

City of Little Rock Planning & Development



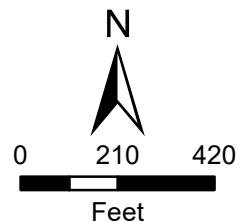
Case: **Z-9775**  
 Location: **3512 East 39th Street**

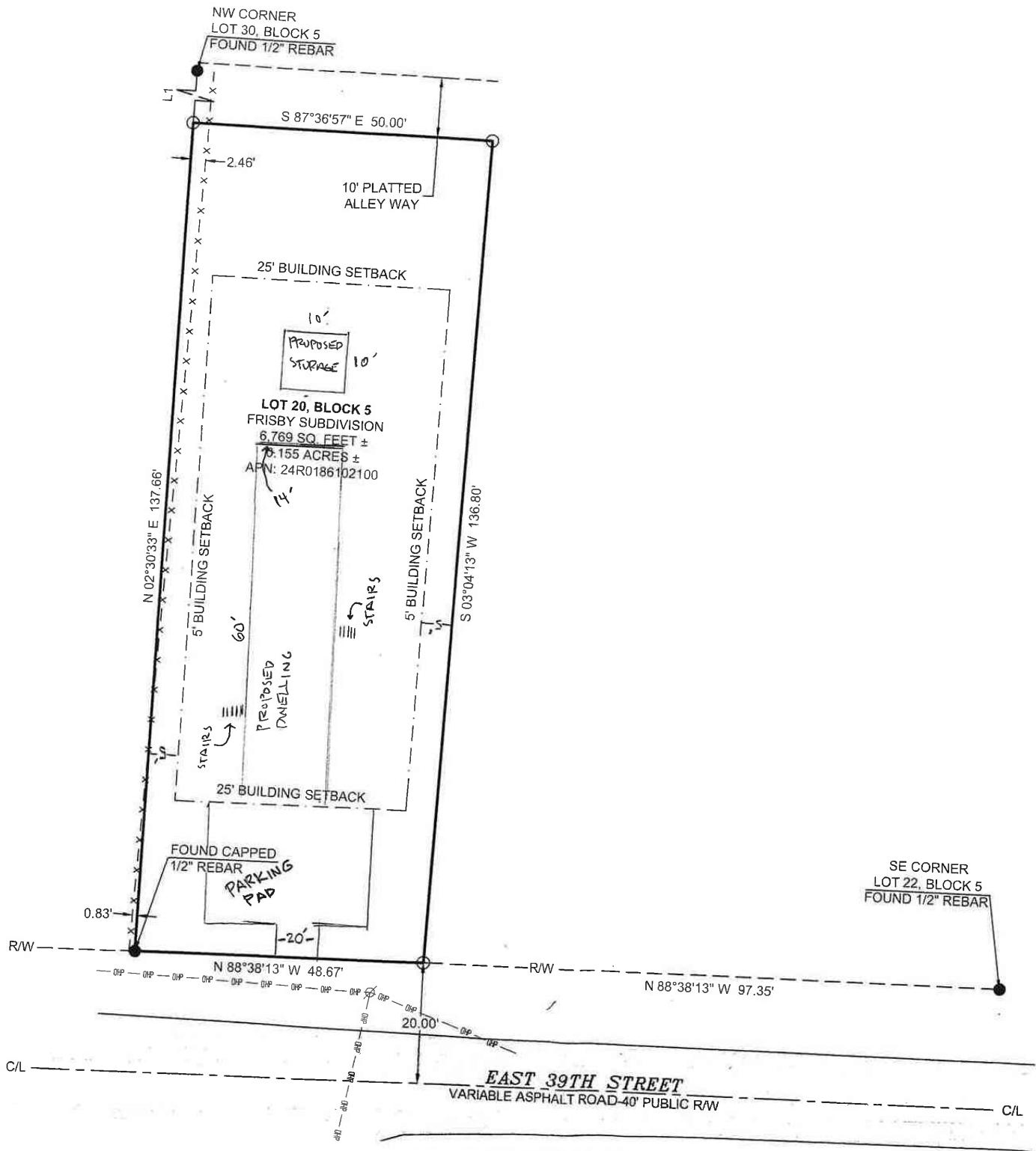
Ward: **N/A**

PD: **24**

CT: **40.01**

TRS: **T1N R11W 18**





# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-9775

Name: Rezoning from R3 to R-7A

## Title: Rezoning from R3 to R-7A



May 11, 2023

ITEM NO.: 11

FILE NO.: Z-4213-K

NAME: Brandon House Event Center – Revised POD

LOCATION: 12120 Colonel Glenn Road

DEVELOPER:

Brandon House  
Pamela Bax  
12120 Colonel Glenn Road  
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

MCC Self Storage, LLC/WOBB Lane, LLC - Owner  
Pamela Bax – Agent

SURVEYOR/ENGINEER:

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

AREA: 10.36 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 18      CENSUS TRACT: 42.07

CURRENT ZONING: POD

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On January 3, 2008 the Planning Commission approved the Bowman Plaza – Revised POD. The Board of Directors passed Ordinance No. 19,912 on February 5, 2008 approving the POD. The approved POD allowed for 30 percent of the building area to be occupied by commercial uses, and 70 percent of the building area to be occupied by a combination of office, warehouse and showroom uses.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant proposes to revised the POD zoning for the property to allow an event center use, within a portion of an existing building.

**B. EXISTING CONDITIONS:**

The existing developed property (Bowman Plaza II) contains a 112,915 square foot building with a height of one (1) story. Paved parking and vehicular use area is located on the building's north, south and west sides. Access to the property is via a shared driveway from Colonel Glenn Road, between this property and the lot to the east (Bowman Plaza I).

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 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.**

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

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

Provide a 10-ft utility easement along the road frontage.

Fire Department:

**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 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 2012 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 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 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 2012 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 2012 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.

**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 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: No comments received.

Landscape: No comments.

**G. TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) for the requested area. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned

Zoning District is required if the use is mixed office and commercial. The application is to revise Planned Office Development (POD) to allow an Event Center on the site.

Surrounding the application area to the west and east is Mixed Office Commercial (MOC area). Beyond this to the west Residential Low Density (RL). 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. This land is mostly undeveloped and partially wooded. To the north is Residential High Density (RH) land. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. Currently this is a mobile home park development.

East of South Bowman Road and David O Dodd Road is Commercial (C) to the Colonel Glenn Road intersection with I-430. 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 Baptist Nursing College is located on the land as well as several auto dealerships.

South of Colonel Glenn Road is an area of Commercial (C), Service Trades District (STD), Office (O), and Public/Institutional (P/I). The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. There is a convenience store and several auto related businesses on the land. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. This land has a rehabilitation facility and a professional office. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Master Street Plan:

Colonel Glenn Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

Colonel Glenn Road is shown on the Master Bike Plan with proposed Class II bike lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

On January 3, 2008 the Planning Commission approved The Bowman Plaza – Revised POD. The Board of Directors passed Ordinance No. 19,912 on February 5, 2008 approving the POD. The approved POD allowed for 30 percent of the building area to be occupied by commercial uses, and 70 percent of the building area to be occupied by a combination of office, warehouse and showroom uses.

The applicant proposes to revise the previously approved POD Zoning for the property to allow an event center use within a portion of the existing 112,915 square foot building which exists on the site. Brandon House Cultural and Performing Arts Center occupies Suite 1000 of the existing building, which is at the north end of the building toward the rear of the property.

The applicant has provided the following information for the proposed event center use:

"The purpose and reason for changing the current zoning to include event center is to allow Brandon House to operate as an assembly that includes a state of the art theater to train some of the most high-risk students in the state that haven't been given adequate access to artistic, vocational or academic programming using a state of the art theater; an art gallery funded in part by Windgate Foundation for aspiring youth and young adults to display and showcase their arts in a community gallery; and an assembly space that is used for public performances, educational retreats, educational classrooms, and cultural events, to include but not limited to concerts, banquets, business meetings, weddings, conferences, business expos, small community conventions and other special events."

"Changing the zoning to include event center will support the need for a community-based theater, art gallery and performance spaces for use by community residents, young adults, local

businesses, artists, creative professionals and students who do not have to travel outside of their community to access arts-based programming and cultural & performing arts."

"Brandon House's administrative hours are 9 a.m. to 5:00 p.m. Monday through Friday. With bookings from businesses and individuals who want to utilize the space, the hours may vary with events being held anywhere from Friday evenings, Saturday, and or Sunday. All events are required to end before 11:59 p.m."

"Patrons/Clients have the ability to serve beverages at their events. However, if they wish to sell alcohol, beer or wine, it is stated in their contract they are required to submit an application for a temporary permit through ABC. Insurance is required for all events and Brandon House determines whether armed or unarmed security is required for an event. If security is needed or requested, we utilize Little Rock Police Department (LRPD) or a licensed bonded security company."

"Patrons have the ability to book our space and sell tickets to their event."

Existing paved parking is located on the south, east and west sides of the existing building. Staff believes the existing parking will be sufficient to serve the additional proposed use.

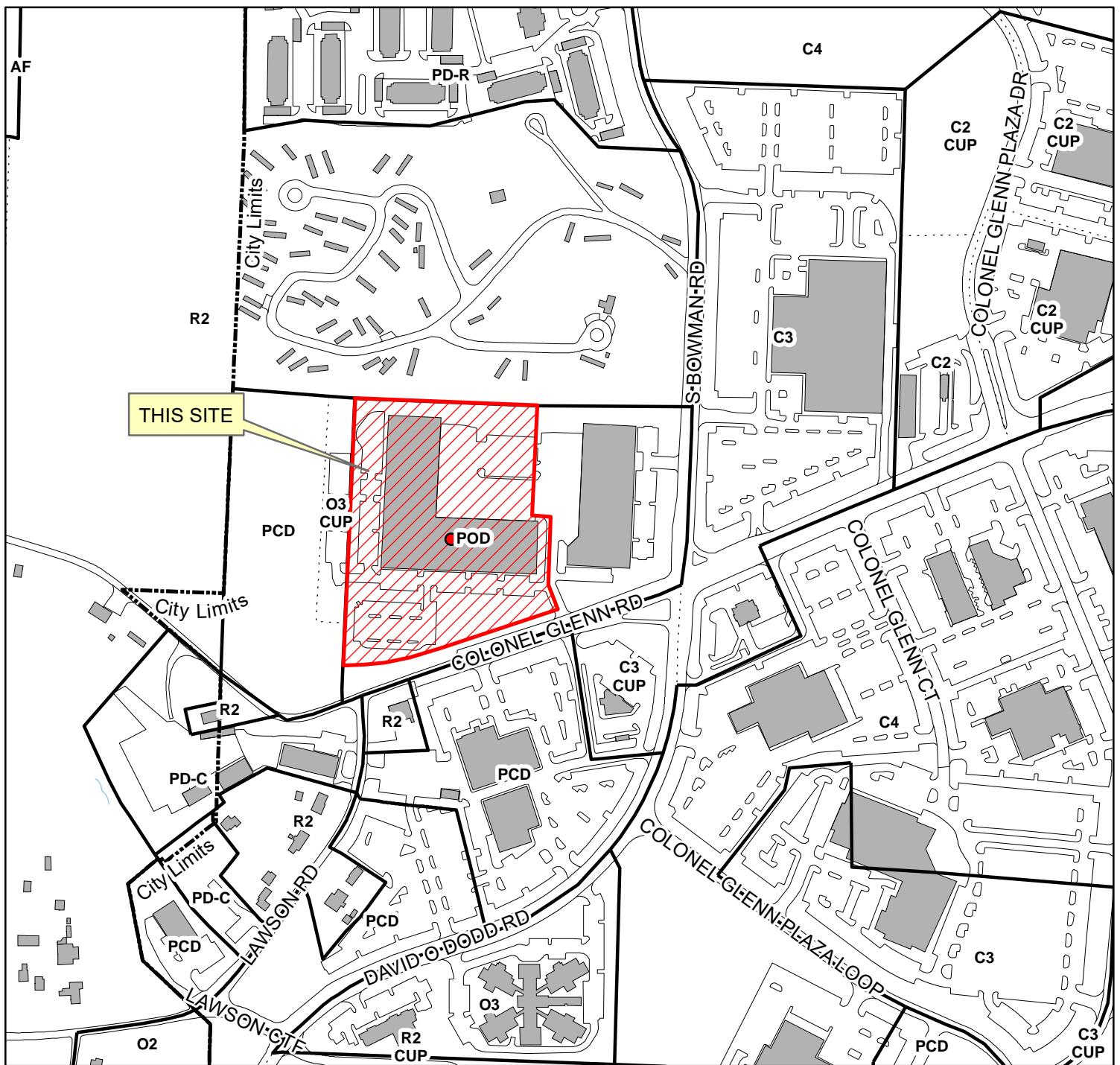
Any new signage must comply with the previously approved POD zoning.

To staff's knowledge, there are no outstanding issues associated with this application. The applicant provided responses and additional information to staff, as requested during staff's review of this application. The applicant is requesting no variances with this proposal.

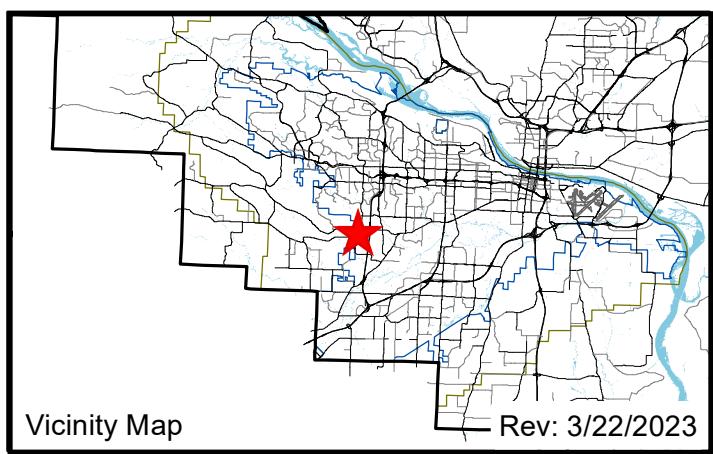
Staff is supportive of the revised POD application. Staff views the request as reasonable. The existing developed property should be an appropriate location for the proposed event center use.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised POD zoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.



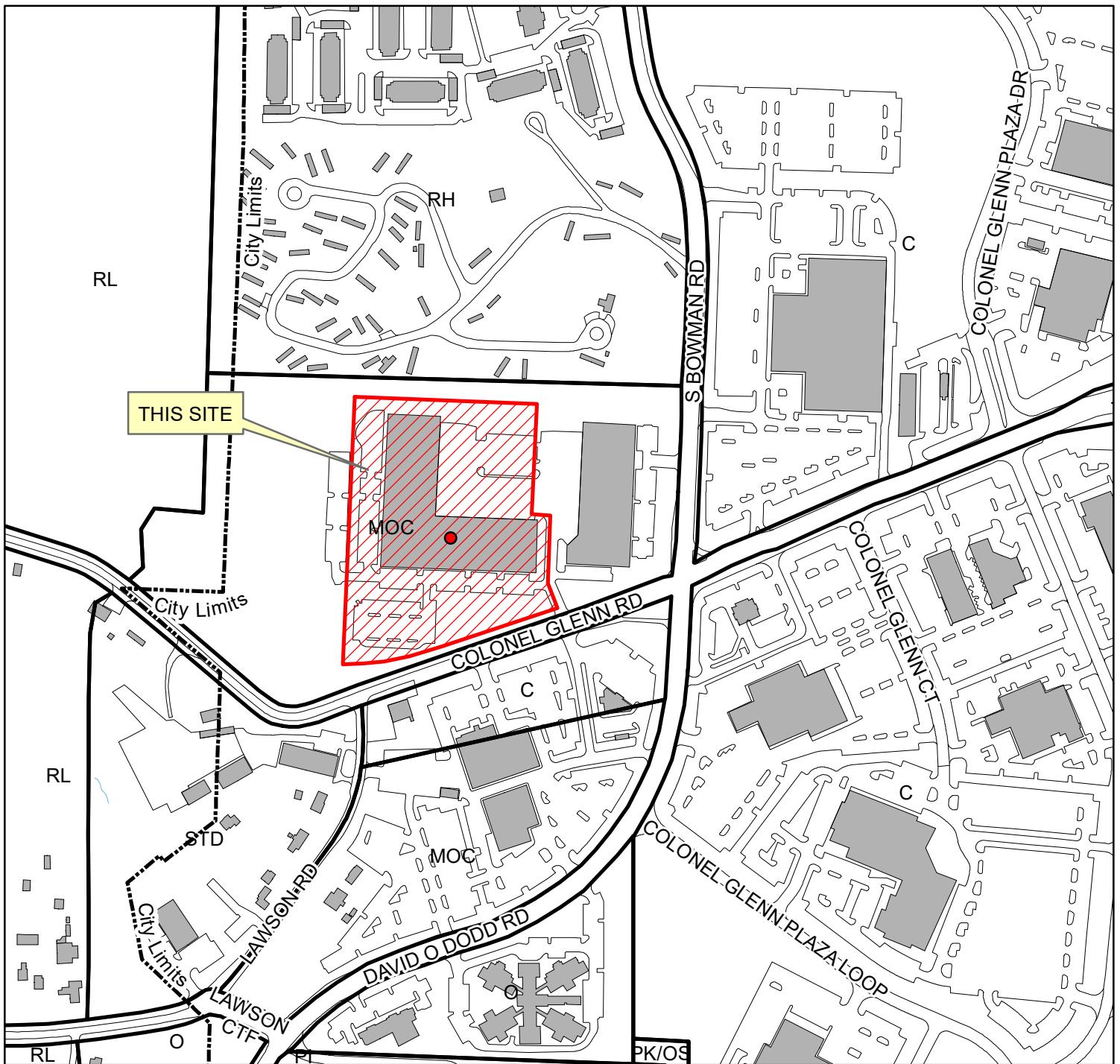
**Area Zoning**  
City of Little Rock Planning & Development



**Case: Z-4213-K**  
**Location: 12120 Colonel Glenn Road**

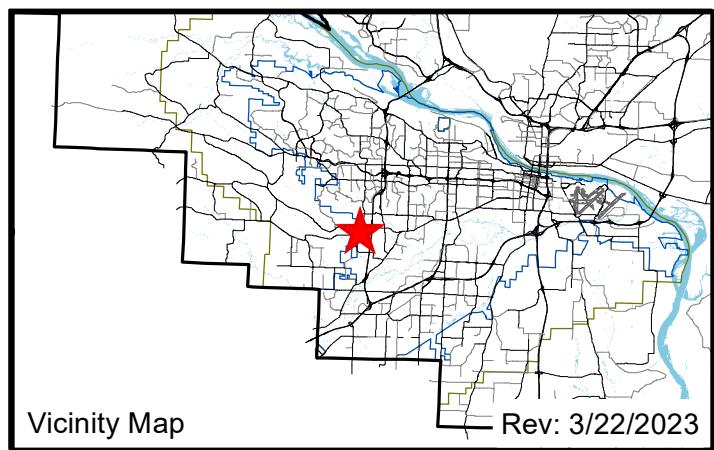
**Ward: 6**  
**PD: 18**  
**CT: 42.07**  
**TRS: T1N R13W 21**

N  
0 210 420  
Feet



## Land Use Plan

City of Little Rock Planning & Development



Case: **Z-4213-K**

Location: **12120 Colonel Glenn Road**

Ward: **6**

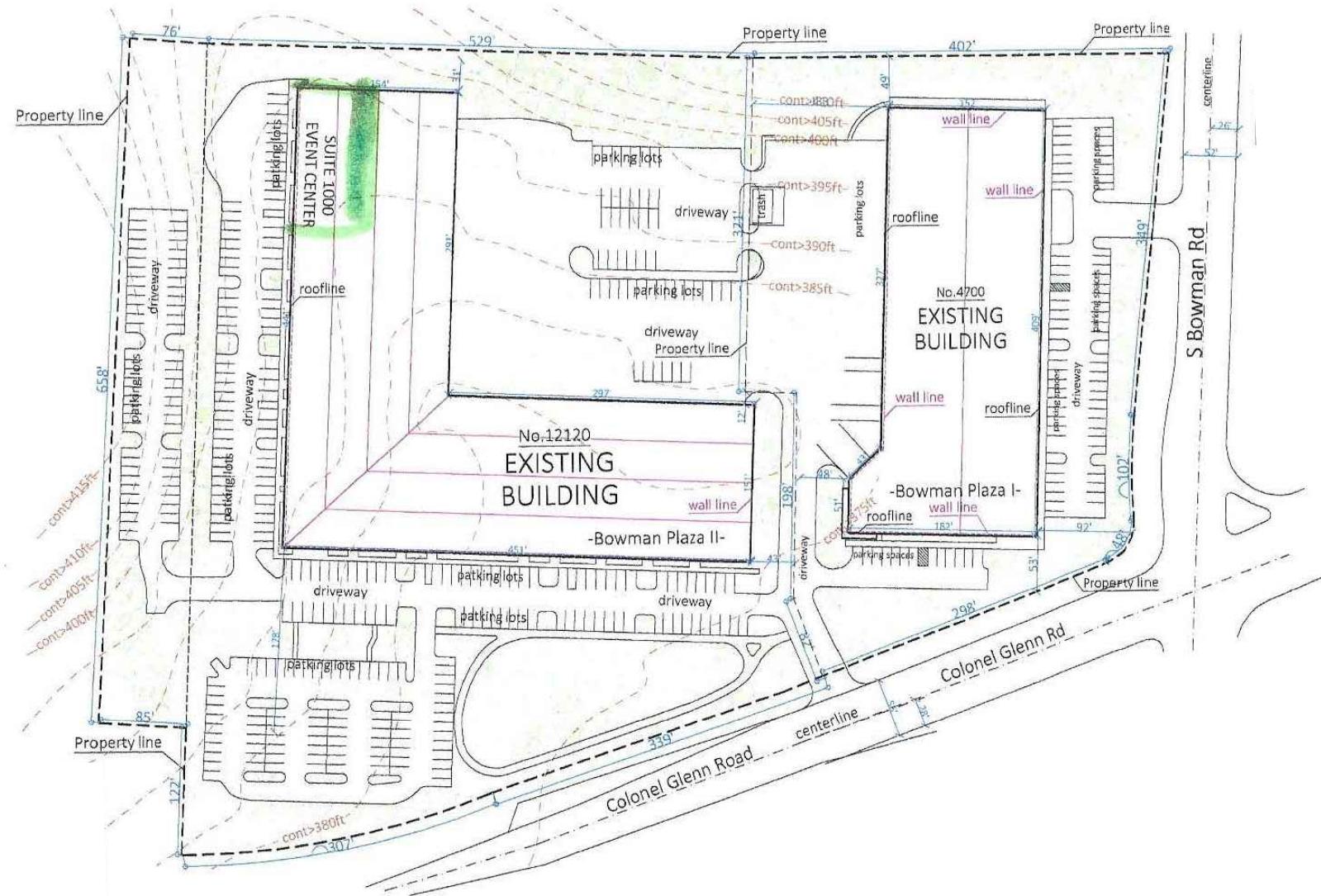
PD: **18**

CT: **42.07**

TRS: **T1N R13W 21**

N

0 210 420  
Feet



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-4213-K

Name: Brandon House Event Center

Location: 12120 Colonel Glenn Road

## Title: Revised POD



May 11, 2023

ITEM NO.: 12

FILE NO.: Z-9074-A

NAME: Life Skills for Youth – PD-O

LOCATION: North side of W Baseline Road, approximately 200 feet west of Stagecoach Road

DEVELOPER:

Jonathan K. Goode (Owner)  
121 Capistrano Avenue  
Pismo Beach, CA 93449

OWNER/AUTHORIZED AGENT:

Melanie Gibson (Agent)  
Colliers International  
One Allied Drive, Suite 1500  
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Shettles Surveying & Consulting, PLLC  
PO Box 25761  
Little Rock, AR 72221

AREA: 6.82 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 17      CENSUS TRACT: 42.21

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 6.82 acre tract from PCD to PD-O to construct a new school academy for students grades K-12. The 6.82 acres is part of a larger overall 13.90 acre tract. The academy will operate after-hours, weekends and during the summer.

**B. EXISTING CONDITIONS:**

The site is undeveloped and wooded. A residential subdivision is contained to the northern portion of the site, however there will be no development in this area. Commercial zoning and uses are contained east and south of the site. The majority of the property to the west is zoned multi-family which contains Eagle Hill Golf Development. There are two residentially zoned lots in the immediate area.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.
5. Baseline Road is classified as a principal arterial per City's master street plan. Therefore, a dedication of an additional total right of way of 55 feet will be required from the centerline of the street or centerline of the right of way depending on the location of each.

6. Boundary street widening improvements on Baseline Road are required per principal arterial standards per City's master street plan. Boundary street improvements shall include, but not be limited to reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA standards and guidelines.
7. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff.
8. Per City Rev. Code 29-99, stormwater detention for developments is required.
9. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
10. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
11. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
12. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
13. 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.

ITEM NO.: 12 (Cont.)

FILE NO.: Z-9074-A

14. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2012 Arkansas Fire Prevention Code Section 1104.1.
15. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
16. Accessible parking stalls and aisles shall comply with standards as outlined in ICC A117.1-2017.
17. Per City Code 31-210 (e) (1) for arterial streets, a lot will require six hundred twenty-five (625) feet of frontage for two (2) drives. If two driveways are still desired for this site by the developer, a variance request will have to be filed with application for the planning commission's consideration per City Code 31-210 (j).
18. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly or request a variance from these requirements on the application filed with Department of Planning and Development staff for the planning commission's consideration.

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

Little Rock Water Reclamation Authority:

1. Submit wastewater plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments received.

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.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas

Department of Health Engineering Division and Little Rock Fire Department is required.

4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department:

**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 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 2012 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 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 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 2012 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 2012 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.

### **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 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: 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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate

of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view. **A zoning review of the vicinity does not indicate this requirement. However, it is recommended that undisturbed tree areas be maximized to the greatest extent possible.**

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case be less than nine (9) feet. **This is required along Stagecoach Road.**
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. **This is required along all drives throughout the site.**
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.

7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. **The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.**

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Crystal Valley Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to rezone from PCD to PD-O to allow for an after-hours school.

To the north and northeast is more Suburban Office (SO) land, currently undeveloped. Beyond this to the north is an area of Park/Open Space (PK/OS) along the Haw Branch floodway. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

West is an area of Public/Institutional (PI) with a faith-based institution. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Beyond the PI area is Residential Medium Density (RM) with apartments. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. On the east boundary of the site is Commercial (C) with a

convenience store with fuel pumps and a bank. 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. South of West Baseline Road is more Commercial with strip commercial and a convenience store with fuel pumps. West of the Commercial area is partially developed Residential Low Density (RL). 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, garden or cluster homes, provided that the density remain less than 6 units per acre.

Master Street Plan:

West Baseline Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. This roadway may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

**H. ANALYSIS:**

The applicant proposes to rezone a 6.82 acre tract from PCD to PD-O to construct a new school academy for students grades K-12. The 6.82 acres is part of a larger overall 13.90 acre tract. The academy will operate after-hours, weekends and during the summer.

The site is undeveloped and wooded. A residential subdivision is contained to the northern portion of the site, however there will be no development in this area. Commercial zoning and uses are contained east and south of the site. The majority of the property to the west is zoned multi-family which contains Eagle Hill Golf Development. There are two residentially zoned lots in the immediate area.

Life Skills for Youth ("LSY") is an after-school academy, summer academy, Saturday academy and out-of-school time academy that will cater to at risk

children, K-12, with plans to serve approximately 300-400 students at this location. The applicant anticipates between 30-40 staffers.

The applicant provided the following information regarding facility uses and operation:

- a) 20 classrooms (K-12) – 20 students per classroom
- b) 1 Art room
- c) 2 Maker classes (K-6 and 7-12)
- d) 2 Music rooms (K-6 and 7-12)
- e) 1 seminar room/large conference room (20 people)
- f) 1 Dance Studio
- g) 1 Gymnasium with stage
- h) 1 Dining Center with two (2) birthday rooms (K-6 and 7-12), a stage, full kitchen and serving area
- i) 1 Media Center with maker space and interior stairs
- j) 1 Coffee Shop
- k) 1 Video production studio
- l) 1 Game room
- m) 1 Teen center
- n) 1 Admin area
- o) 2 Peace rooms
- p) 2 Learning steps
- q) 1 Health room
- r) Two security officers and one security desk (at all entrances covered)
- s) 3 Stairs (plus 2 learning steps)
- t) 1 Elevator
- u) Receiving and storage area
- v) Service yard
- w) Restrooms, janitor closets, electrical rooms, mechanical rooms, data/communication rooms, etc.
- x) Large hallway area in the classroom wing for indoor play area (ground floor K-6)

The 6.82 acre site will be located west of Baseline Road and contain a 2-story, 115,269 square foot school facility that will provide a long-term solution to continue providing Central Arkansas youth necessary enrichment programs that will aid them until adulthood.

The construction will consist of a steel-frame structure with brick veneer, single-ply roofing, with asphalt paving and concrete sidewalks. The development will also contain required landscaping and storm drainage, utility connections, fire hydrants and other required appurtenances for the project. The applicant notes there are no easements on the property and right-of-way along Baseline Road.

The applicant provided a statement attesting to the fact that the Pulaski County Clerk's office indicated there is no bill of assurance for the 6.82 acer site on West Baseline Road.

Access to the site will be provided by a 37.7 foot driveway along Baseline Road. This driveway will provide an entryway to the campus which will allow stacking for pick-up/drop off of students. A second, 28.4 feet driveway along Baseline Road, is located to the east and will allow exit for vehicles leaving the site. The developer will install typical flush curb ramps and crosswalks at all pedestrian crossing points.

The site plan indicates a front setback of 273.5 feet, an 87.10 foot rear setback, a 62 foot side (east) setback and a 73.9 foot west side setback.

A service yard, playground and dining center loading area is located on the northeastern portion of the site. There is a 2,000 x 1,000 square foot ballfield in the northwestern portion of the site.

A service line and fire lane encompasses the entire campus to provide access for service and emergency vehicles.

The site plan indicates fifty-eight (58) parking spaces between the front of the school and Baseline Road, twelve (12) spaces on the south side of the school, sixteen (16) spaces on the west side and twenty-one (21) spaces on the north side of the ball field for a total of one-hundred-seven (107) parking spaces. Staff feels the parking is sufficient to serve the use.

The applicant is proposing two (2) monument style signs along Baseline road, just inside both driveways. All signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office and institutional zones).

Two (2) dumpsters are shown to be located along the east property line just south of the service yard. All dumpster(s) must comply with Section 36-523 of the City's Zoning Ordinance.

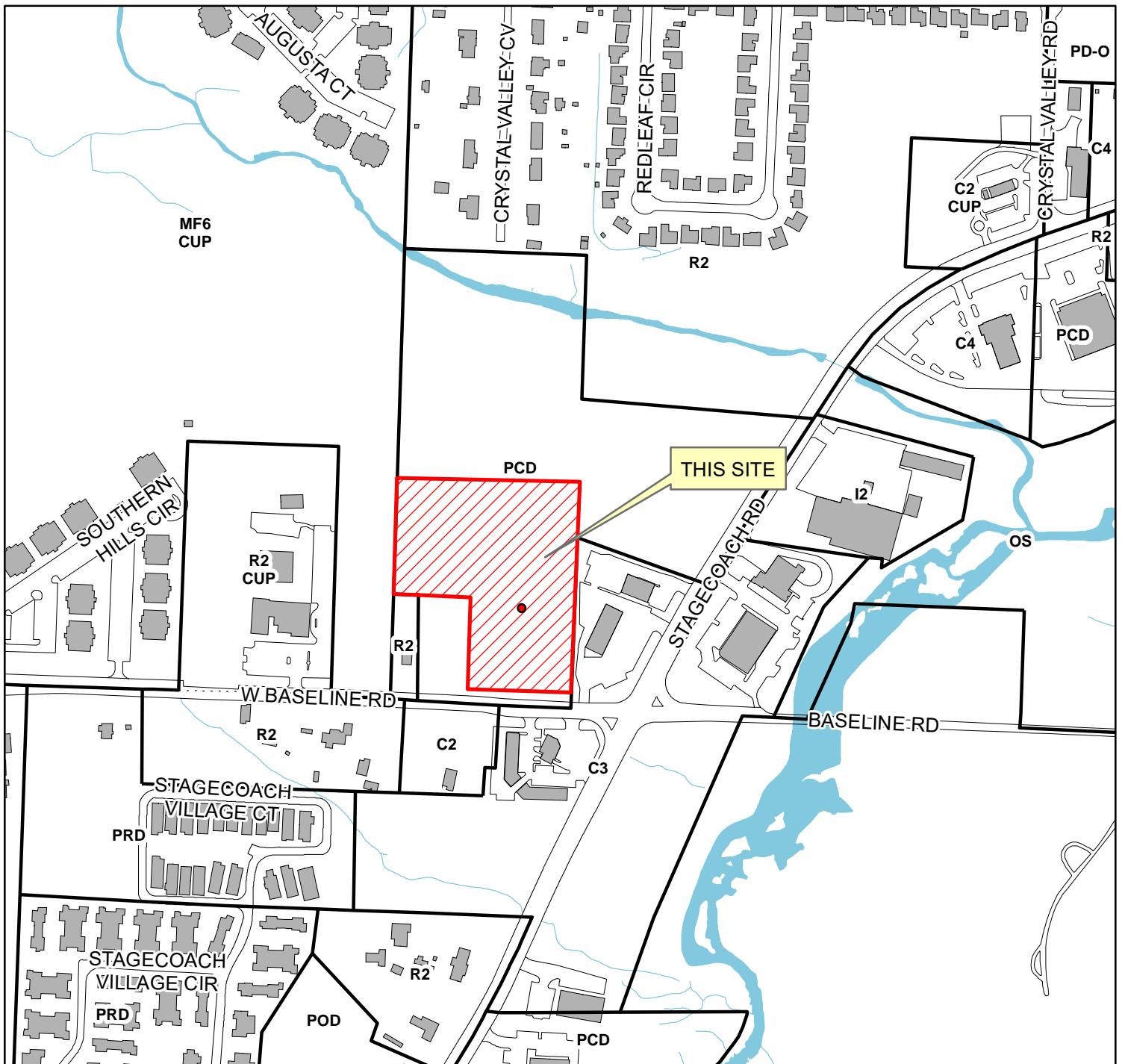
Any new sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-O zoning. Staff feels that this is a good location for school facility to serve the community at large. The applicant is

requesting no variances with this application. Staff believes that the proposed school will be a quality addition to the overall area and should have no adverse impact on the surrounding properties.

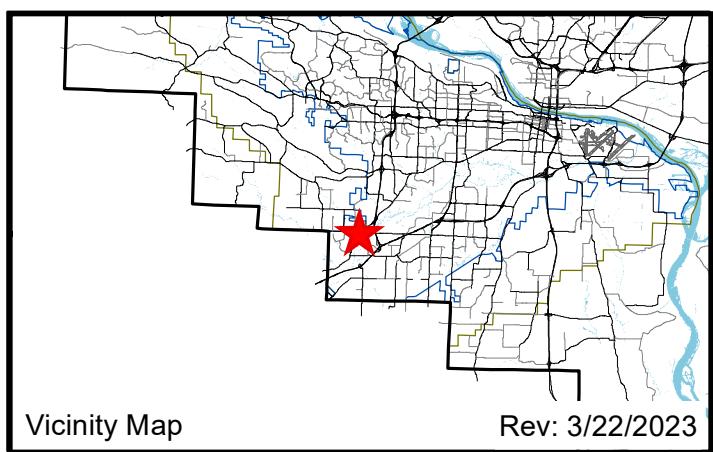
I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-O 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.



## Area Zoning

City of Little Rock Planning & Development



Case: **Z-9074-A**

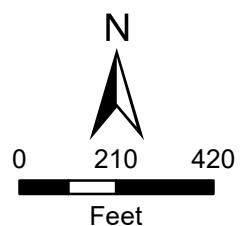
Location: **North side of West Baseline Road, approximately 200 feet**

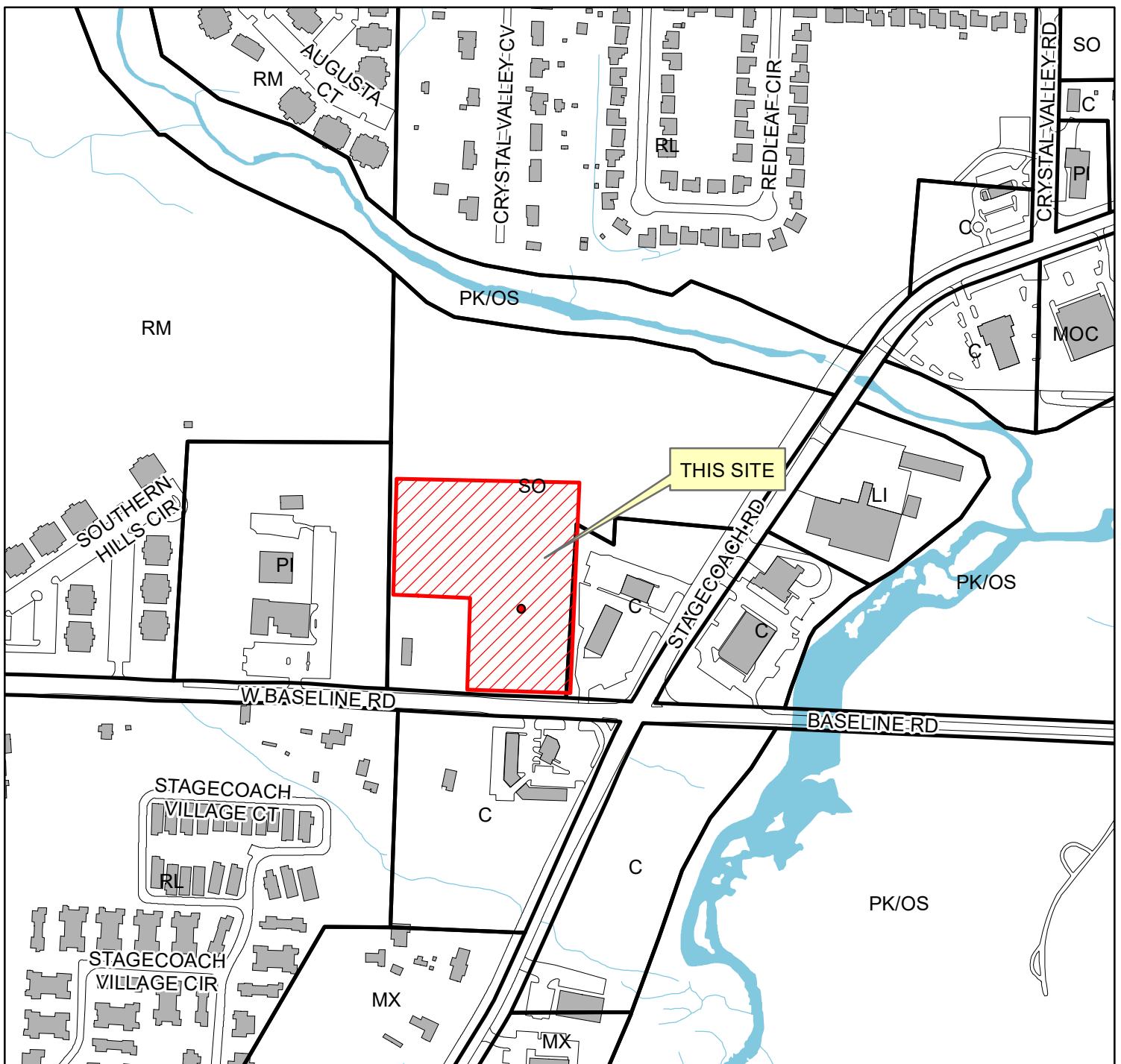
Ward: **7**

PD: **17**

CT: **42.21**

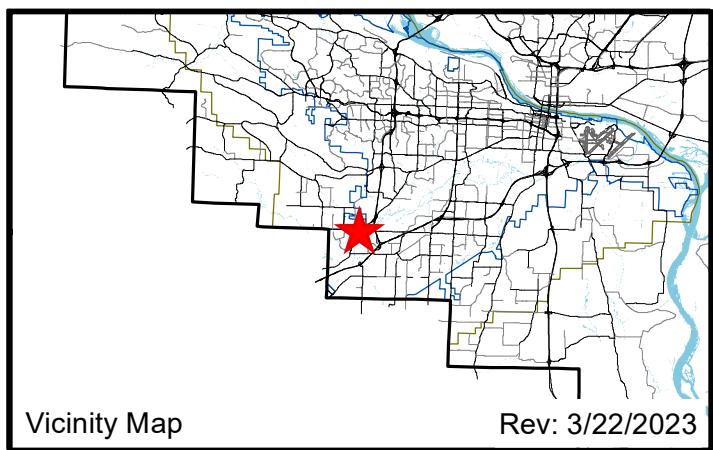
TRS: **T1N R13W 32**





## Land Use Plan

City of Little Rock Planning & Development



Case: Z-9074-A

Location: **North side of West Baseline Road,  
approximately 200 feet**

Ward: 7

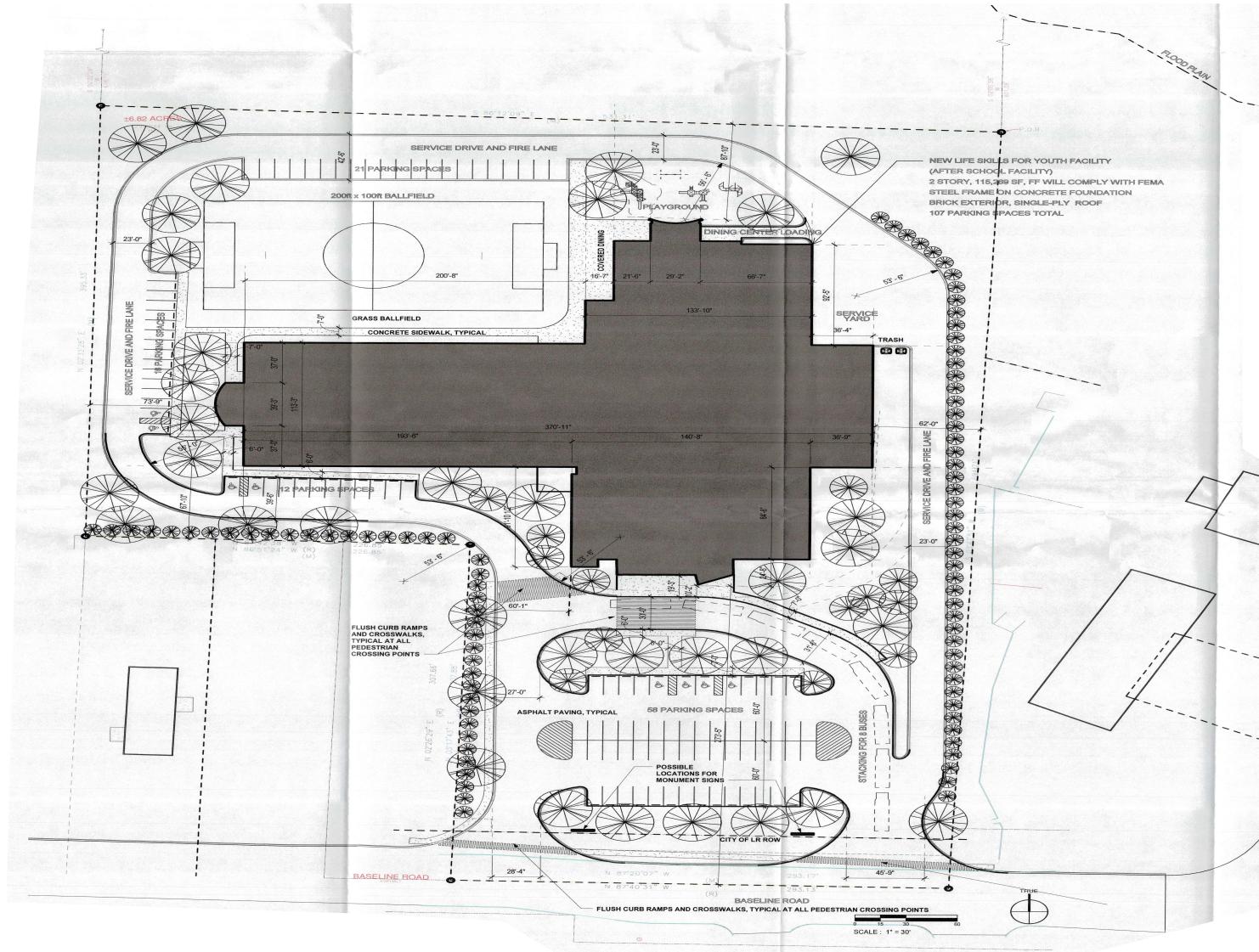
PD: 17

CT: 42.21

TRS: T1N R13W 32

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0 210 420  
Feet



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-9074-A Sketch 1 of 2

Name: Life Skills for Youth

Location: North Side of West Baseline Road, approximately 200 feet

Title: PD-O



May 11, 2023

ITEM NO.: 13

FILE NO.: Z-9778

NAME: Caliber Collision Auto Body Shop – PD-C

LOCATION: 10302 Colonel Glenn Road

DEVELOPER:

Cross Development CC West Little Rock, LLC  
4226 Marsh Ridge Road  
Carrollton, TX 75010

OWNER/AUTHORIZED AGENT:

Michael J. Croy – Owner  
Cross Development CC Little Rock, LLC – Agent

SURVEYOR/ENGINEER:

Foresite Group, LLC  
2101 Magnolia Avenue S., Suite 100  
Birmingham, AL 35205

AREA: 4.95 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 11      CENSUS TRACT: 24.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced driveway spacing.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the property from R-2 to PD-C to allow for the development of an auto body shop facility.

B. EXISTING CONDITIONS:

The site is currently occupied by an older single family residence which is located within the south one-quarter of the property. The north three-quarters of the property is undeveloped. The property is located in an area of mixed commercial and light industrial uses along Colonel Glenn Road.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property located within 200 feet of the site and all neighborhood associates registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within state right-of-way shall conform to ARDOT standards and specifications.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. Colonel Glenn Road is classified as a principal arterial per City's master street plan. Therefore, a dedication of an additional total right of way of 55 feet will be required from the centerline of the street or centerline of the right of way depending on the location of each.
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
6. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's

certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

7. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
8. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
9. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
10. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
11. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
12. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
13. Accessible parking stalls and aisles shall comply with standards as outlined in ICC A117.1-2017.
14. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly or request a variance from these requirements on the application filed with Department of Planning and Development staff for the planning commission's consideration.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

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

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Provide a 10-ft utility easement along the road frontage.

Fire Department:

**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 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 2012 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 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 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 with 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 places 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 2012 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 2012 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 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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: 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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of

fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view. **This will be required along the west residential boundary. It is recommended that undisturbed tree areas be maximized to the greatest extent possible.**

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (1/2) the full width requirement but in no case be less than nine (9) feet. **This is required along Colonel Glenn Road.**
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. **This is required along all drives and parking areas throughout the site.**
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building. **This is required.**
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area. **This is required.**
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated. **This is required.**
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. **The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.**

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-430 Planning District. The Land Use Plan shows Service Trades District (STD) for the requested area. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is to rezone from R-2 Single Family Residential to PD-C (Planned Development - Commercial) to allow for the development of a body shop.

Surrounding the application area on the north, east and west is STD. To the north is an office-warehouse type of development while to the east and west there is some residential development. Beyond the Service Trades District (STD) to the east and north is an area of Park/Open Space (PK/OS) along the floodplain of Brodie Creek.

To the south is Light Industrial (LI). The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. There is a convenience store, office-warehouse development and heavy commercial-light industrial uses in this area.

West along Colonel Glenn Road to the intersection with I-430 is Commercial (C) and Service Trades District (STD). The Commercial 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 Commercial area is mostly undeveloped and the STD area is a developed office-warehouse development.

Master Street Plan:

Colonel Glenn Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-way (ROW) of 110 feet is required. Sidewalks are required on both sides. This roadway may need more ROW and/or paving width.

Bicycle Plan:

Colonel Glenn Road is on the Master Bike Plan with proposed Class 2 bike lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

**H. ANALYSIS:**

The applicant proposes to rezone approximately 2.69 acres of the overall 4.95 acre property located at 10302 Colonel Glenn Road from R-2 to PD-C to allow for the development of an auto body shop facility. The applicant proposes to split the property into two (2) lots, with the west 2.26 acres remaining undeveloped at this time.

The property is currently occupied by an older single family residence which is located within the south one-quarter of the property. The north three-quarters of the property is currently undeveloped. The property is located in an area of mixed commercial, light industrial and residential uses and zoning along Colonel Glenn Road, near the intersection of Colonel Glenn Road and Shackleford Road.

The applicant's description of the proposed auto body shop use is as follows:

"Caliber Collision is an autobody repair shop driven by insurance providers. These stores take cars recommended by 3rd parties and repair them as need in a quick and timely manner. The average turnaround time between intake and repair to leave with owner is 5 days. Cars that are brought to the shop are drivable as to not add extra traffic from tow trucks, etc. The entirety of Caliber Collision's auto body repairs happen in the interior of the building. No work is performed outdoors except auto wash and wax within fenced storage yard. All stores are equipped with garage/bay doors that are closed during business hours except for the transporting of cars returning to storage yard. The storage area will be gated to hide the cars being stored for repair; no cars will be parked out front overnight. Our centers contain paint booths for car exterior painting that are located internally in the shop and have proper discharge protocols as to not contribute any odors, chemicals or waste to the surrounding outdoor or indoor areas. Caliber Collision as a company takes pride in maintaining a cleanly and well-organized store resulting in end of day clean-up and close-up."

The applicant proposes to construct a one-story 16,109 square foot building within the south half of the property, as noted on the attached site plan. The building's height will be approximately 26 feet – 10 inches. The building will be located over 100 foot back from the front (south) property line, over 200 feet back from the rear (north) property line, 20 feet from the east side property line and over 60 feet from the west side property line.

The applicant is proposing 21 paved parking spaces on the south side of the building to be utilized as customer spaces. An additional 84 parking spaces will be located along the north and west sides of the building behind a gated driveway. Staff believes the parking will be sufficient to serve the proposed use.

According to the Engineering comments in paragraph D,

"Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet."

The applicant has requested a variance for the 300' spacing requirement due to site constraints. The application has been updated to include a request for a variance on the 150' spacing from property line based on the dimensions of the proposed subdivided lot. Staff is supportive of the driveway spacing variance, as the proposed development only has approximately 185 linear feet of street frontage. The property driveway is located approximately 50 feet from the proposed west side property line.

A dumpster area is located near the northeast corner of the proposed building. The applicant has noted that the dumpster will be screened as per ordinance requirements.

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

All signage will comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zoning).

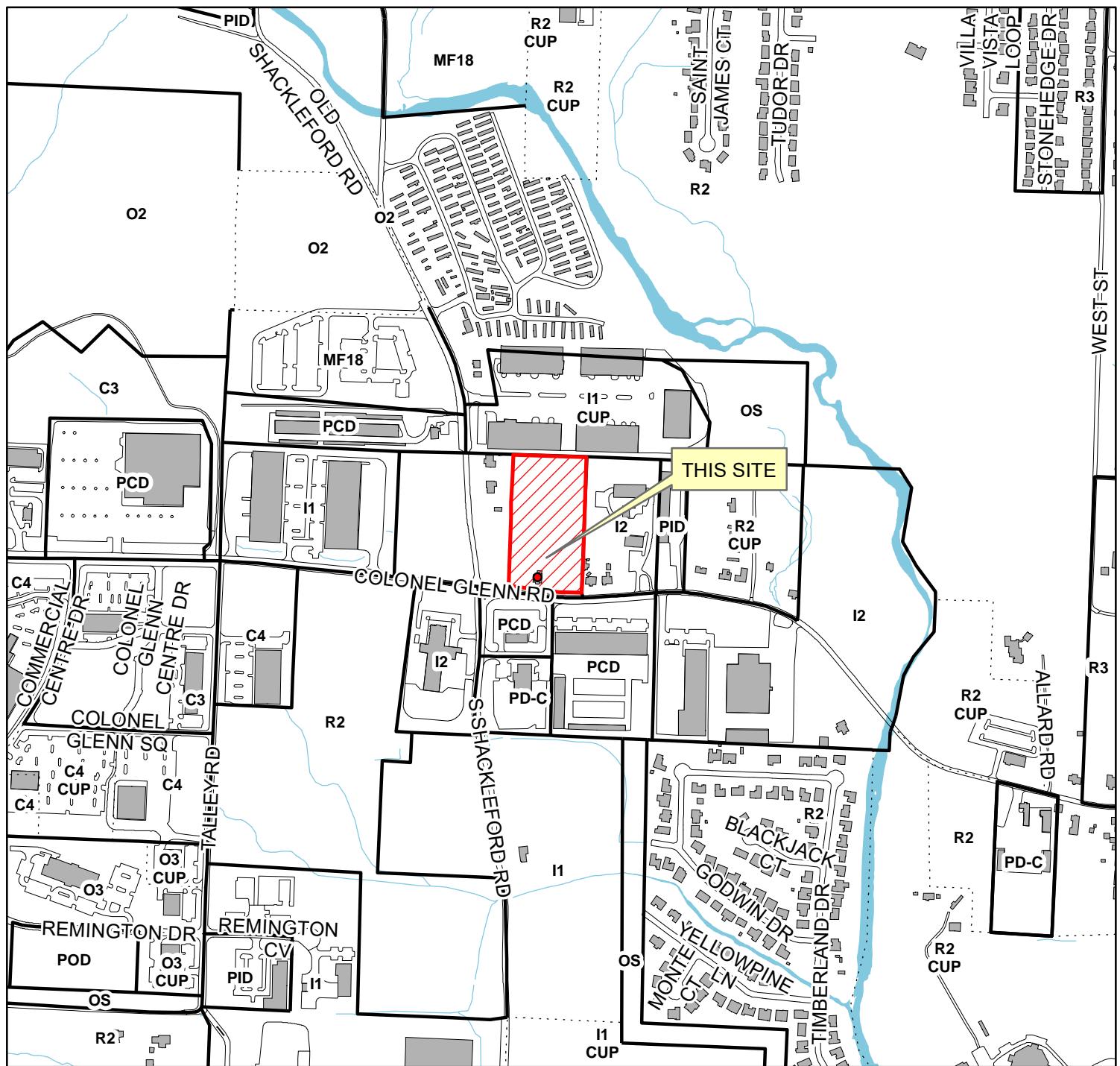
The applicant has noted that the site will comply with all City of Little Rock landscape requirements.

There are no outstanding issues associated with this application. The applicant has done a good job in addressing issues raised during staff's review of the application.

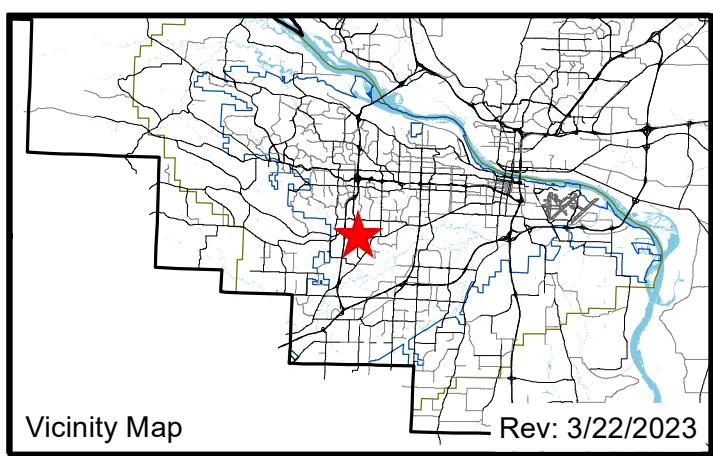
Staff is supportive of the requested PD-C rezoning. Staff views the request as reasonable. The City's Future Land Use Plan designates this property as "STD" Service Trades District. The proposed development is appropriate for this location. A mixture of commercial and light industrial uses, including auto related uses, is located along this section of Colonel Glenn Road, near Shackleford Road and Interstate 430. Staff believes the proposed development will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

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



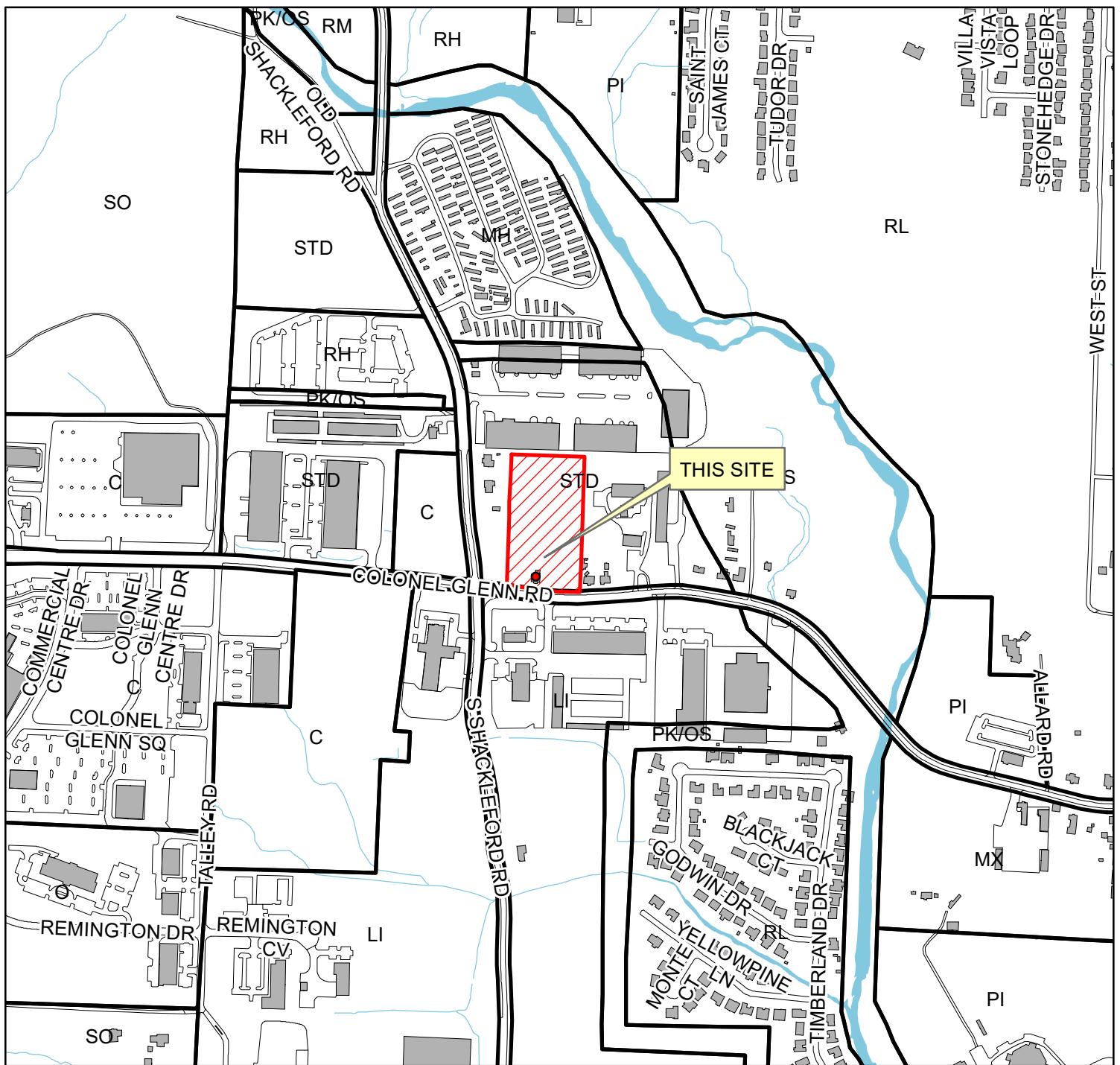
**Area Zoning**  
City of Little Rock Planning & Development



**Case: Z-9778**  
**Location: 10302 Colonel Glenn Road**

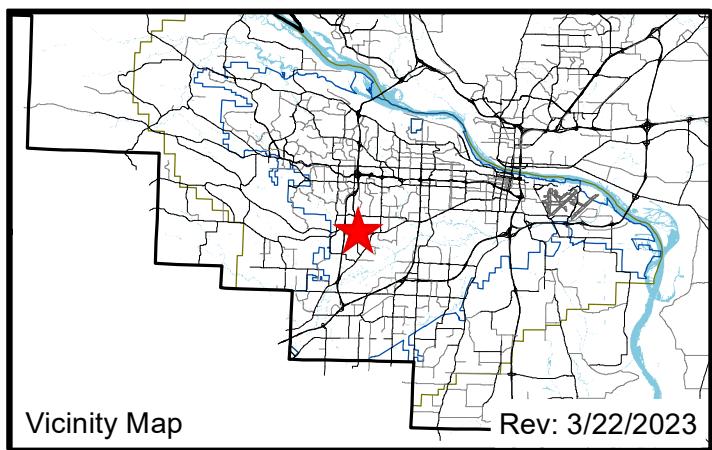
**Ward: 6**  
**PD: 11**  
**CT: 24.05**  
**TRS: T1N R13W 22**

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0 330 660  
Feet



## Land Use Plan

City of Little Rock Planning & Development



Case: **Z-9778**

Location: **10302 Colonel Glenn Road**

Ward: **6**

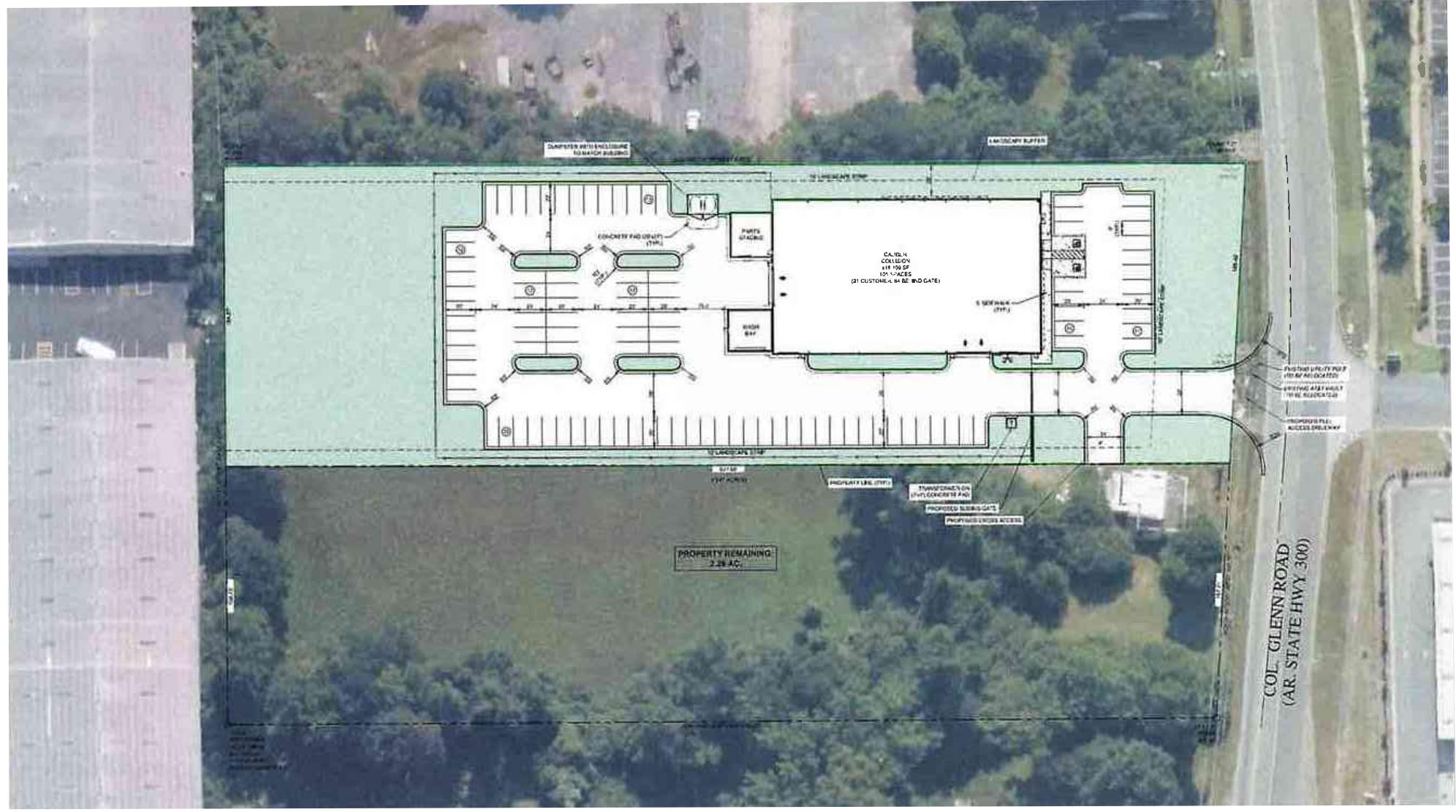
PD: **11**

CT: **24.05**

TRS: **T1N R13W 22**

N

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Feet



# Sketch Map

## City of Little Rock Planning & Development

Case No: Z-9778

Name: Caliber Collision Auto Body Shop

Location: 10302 Colonel Glenn Road

Title: PD-C



May 11, 2023

ITEM NO.: 14

FILE NO.: Z-9782

NAME: Dunnick Mixed Use – PCD

LOCATION: 6024 Stagecoach Road

DEVELOPER:

Ron Woods (Agent)  
Woods Group Architects  
1401 Bishop Street  
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Amelia Huerta & Jose Quintanilla (Owner)  
7 Jack Nicholas Cove  
Little Rock, AR 72210

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated  
20820 Arch Street Pike  
Little Rock, AR 72065

AREA: 1.68 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 12      CENSUS TRACT: 24.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. A variance to allow reduced driveway spacing.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 1.68 acre site from R-2 to PCD to allow for a mixed-use development. The development will include a restaurant, Barber/Beauty Salon and car wash utilizing the existing buildings on the site. The applicant is requesting all C-3 permitted uses be allowed as alternate uses.

**B. EXISTING CONDITIONS:**

The property is surrounded by R-2 zoning in all directions. The property is currently vacant with three (3) vacant structures not in use. The site previously operated as grocery store, coin laundry and a car wash. There are several commercial zoning uses in the immediate area, east and west, along the Stagecoach corridor.

**C. NEIGHBORHOOD NOTIFICATIONS:**

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within state right-of-way shall conform to ARDOT standards and specifications.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. Stagecoach Road is classified as a principal arterial per City's master street plan. Therefore, a dedication of an additional total right of way of 55 feet will be required from the centerline of the street or centerline of the right of way depending on the location of each.
4. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100:

"If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is reduced to a lesser value, no on-site detention or in-lieu fee is required."

5. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date,

and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

6. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
7. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
8. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
9. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
10. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
11. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
12. Accessible parking stalls and aisles shall comply with standards as outlined in ICC A117.1-2017.
13. Per City Code 31-210 (e) (1) for arterial streets, a lot will require six hundred twenty- five (625) feet of frontage for two (2) drives. If two driveways are still desired for this site by the developer, a variance request will have to be filed with application for the planning commission's consideration per City Code 31-210 (j).
14. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one

hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly or request a variance from these requirements on the application filed with Department of Planning and Development staff for the planning commission's consideration.

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

Little Rock Water Reclamation Authority:

1. Submit plans and specifications for proposed sewer infrastructure to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments received.

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.
2. Provide a 15-ft separation between water facilities and fueling facilities.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
4. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Provide a 10-ft utility easement along the road frontage.

Fire Department:

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 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 2012 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 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 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 2012 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 2012 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.

**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 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: 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. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs

to be used for screening purposes shall be evergreen varieties. Maximum spacing of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.

**The northern and western boundaries of the site will require this buffer.**

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

**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 Neighborhood Commercial (NC) for the requested area. The Neighborhood Commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The application is to rezone from R-2 (Single Family District) to PCD (Planned Commercial Development) to recognize an existing development for redevelopment as a restaurant and hair care facility.

Surrounding the application area in all directions is Residential Low Density (RL) land. 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. To the north, east and south are tracts with houses, while to the west are large tracts partially developed. Beyond this to the north is a Park/Open Space (PK/OS) buffer to an area of Service Trades District (STD). The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. This area is partially developed with office-warehouse and office uses. South is an area of Public/Institutional (PI) with a school. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Master Street Plan:

Stagecoach Road (Hwy 5) is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-way (ROW) of 110 feet is required. Sidewalks are required on both sides. This roadway may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

Stagecoach Road (Hwy 5) is shown with an existing Class II bike lane. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no Historic Districts in the vicinity. The historic Stagecoach House at 9201 Stagecoach Road is just short of half a mile to the south.

**H. ANALYSIS:**

The applicant proposes to rezone a 1.68 acre site from R-2 to PCD to allow for a mixed-use development. The development will include a restaurant, Barber/Beauty Salon and car wash utilizing the existing buildings on the site. The applicant is requesting all C-3 permitted uses be allowed as alternate uses.

The property is surrounded by R-2 zoning in all directions. The property is currently vacant with three (3) vacant structures not in use. The site previously operated as grocery store, coin laundry and a car wash. There are several commercial zoning uses in the immediate area, east and west, along the Stagecoach corridor.

There will be no changes to the footprint of the existing buildings. All previous setbacks for the existing structures will remain unchanged.

The applicant is seeking to renovate the existing structures as follows:

1. Grocery store – this 1,800 square foot building will be renovated and converted into a quick-serve restaurant.
2. Coin laundry – this 1,390 square foot building will be renovated and converted into a Barber/Beauty salon.
3. Carwash – the car wash use will remain unchanged. The facilities will be repaired and made functional again.

The applicant notes operating hours for the quick-serve restaurant will be from 6:00am to 9:00pm (possibly earlier closing). The barber/beauty use will contain three (3) barbers, three (3) beauticians and will operate from 9:00am to 8:00pm. The carwash will operate from 8:00am to 7:00pm.

The applicant notes the gas pumps will remain, however, they will not be operational.

Section 36-502(3)(c) requires eighteen (18) parking spaces for a restaurant use. Section 36-502(3)(f) requires six (6) spaces for a barber/beauty use. The site plan

indicates a total of twenty-five (25) parking spaces for the development. Staff feels the parking is sufficient to serve the use.

The site will be accessed along Stagecoach Road from a twenty-two (22) foot driveway between the proposed quick-serve restaurant and former gas island. A twenty-six (26) foot driveway, near the proposed carwash, provides additional access on the western portion of the site. The applicant notes the existing asphalt paving will not be disturbed and intends for it to remain in place. The applicant notes this is necessary for the proper functioning of the different uses on the site and the two (2) drives will be an improvement over the existing condition of one continuous drive along the entire frontage.

Adequate screening shall be provided along the eastern property line due to abutting R-2 zoned property to the east. An existing tree line provides adequate screening on the western property line.

The site plan indicates one (1) dumpster located on the north side of the proposed quick-serve restaurant. Any dumpster must comply with Section 36-523 of the City's Zoning Ordinance.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

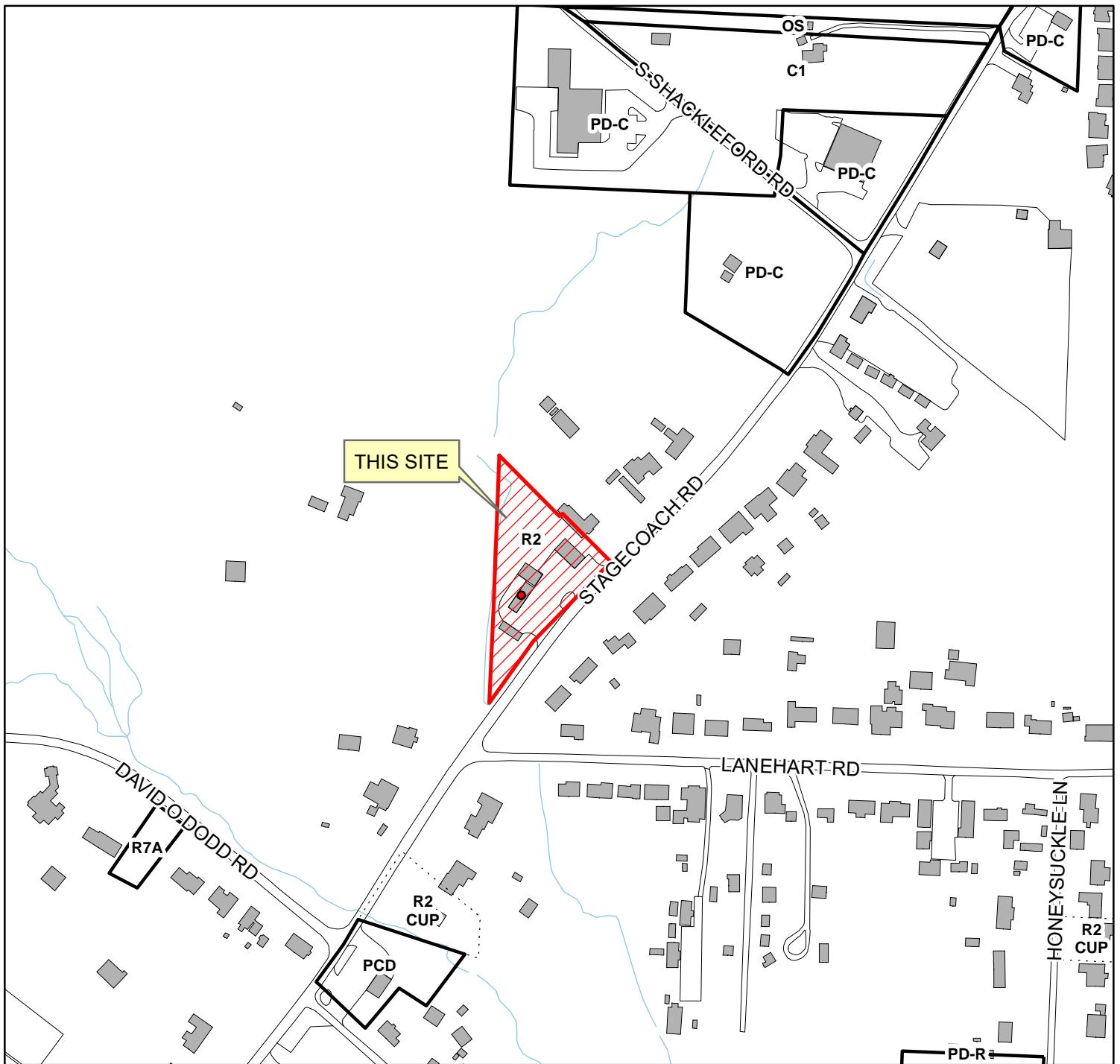
All sight lighting must be low-level and directed away from adjacent properties.

The applicant is not proposing any signage at this time. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Staff is supportive of the requested PCD rezoning. The applicant's proposed use will revitalize the former site to allow uses that will benefit the area. The proposed uses are along a heavily traveled major state highway (Highway 5). Staff has received several phone calls from residents in the area with no opposition regarding development. Staff feels the proposed uses will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will be beneficial to the area.

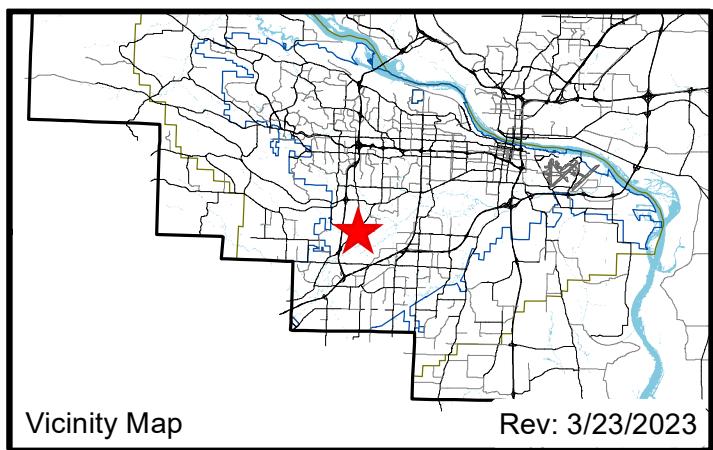
I. STAFF RECOMMENDATION:

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



## Area Zoning

City of Little Rock Planning & Development

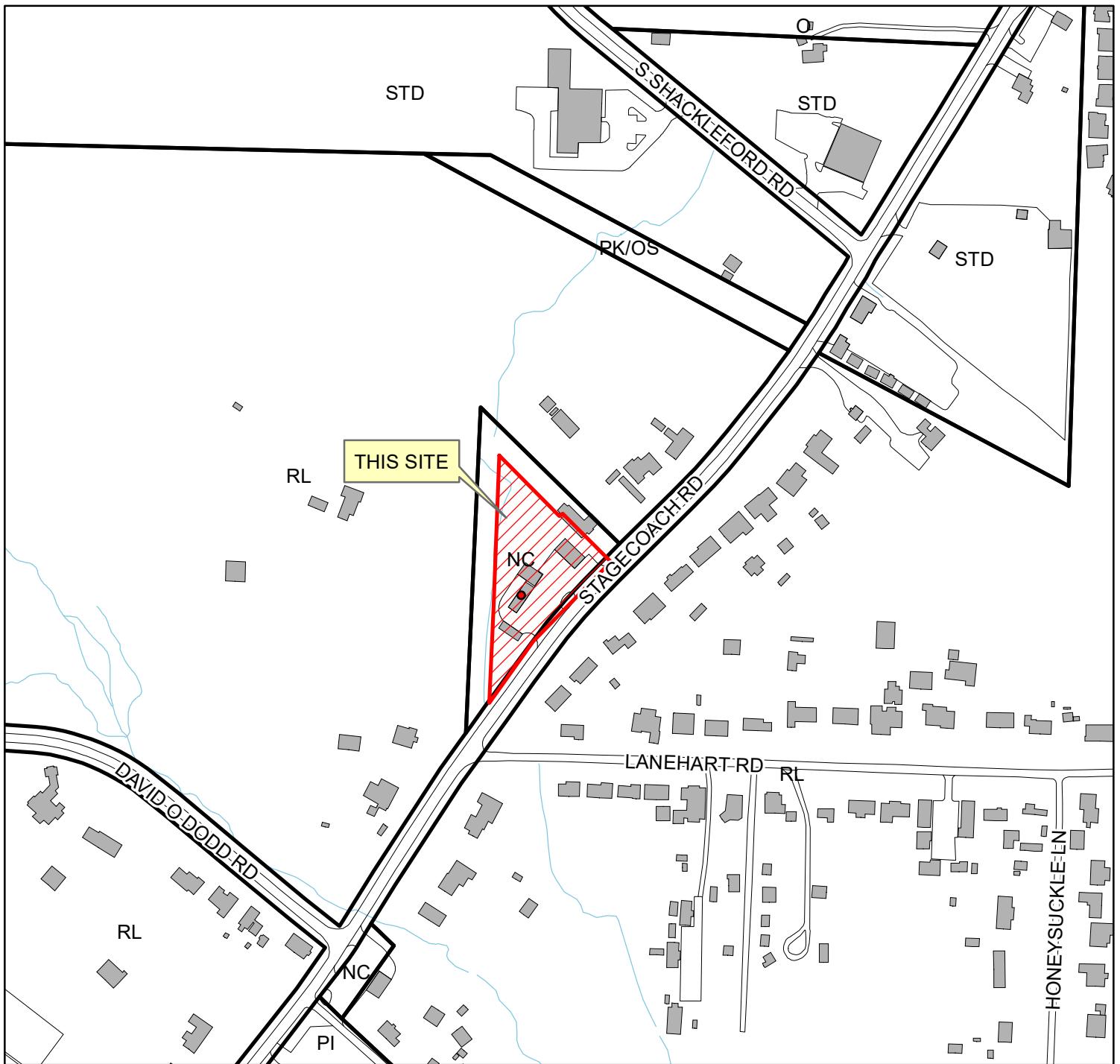


Case: **Z-9782**  
 Location: **6024 Stagecoach Road**

Ward: **7**  
 PD: **12**  
 CT: **24.05**  
 TRS: **T1N R13W 27**

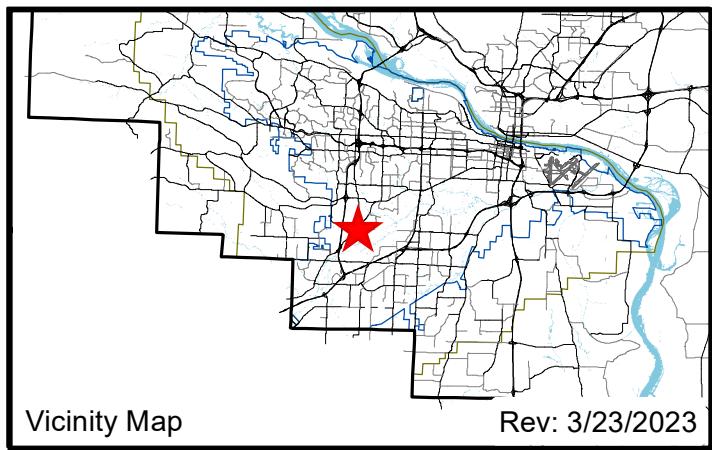
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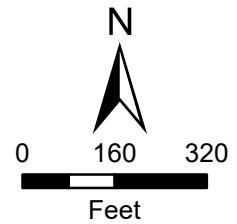
## Land Use Plan

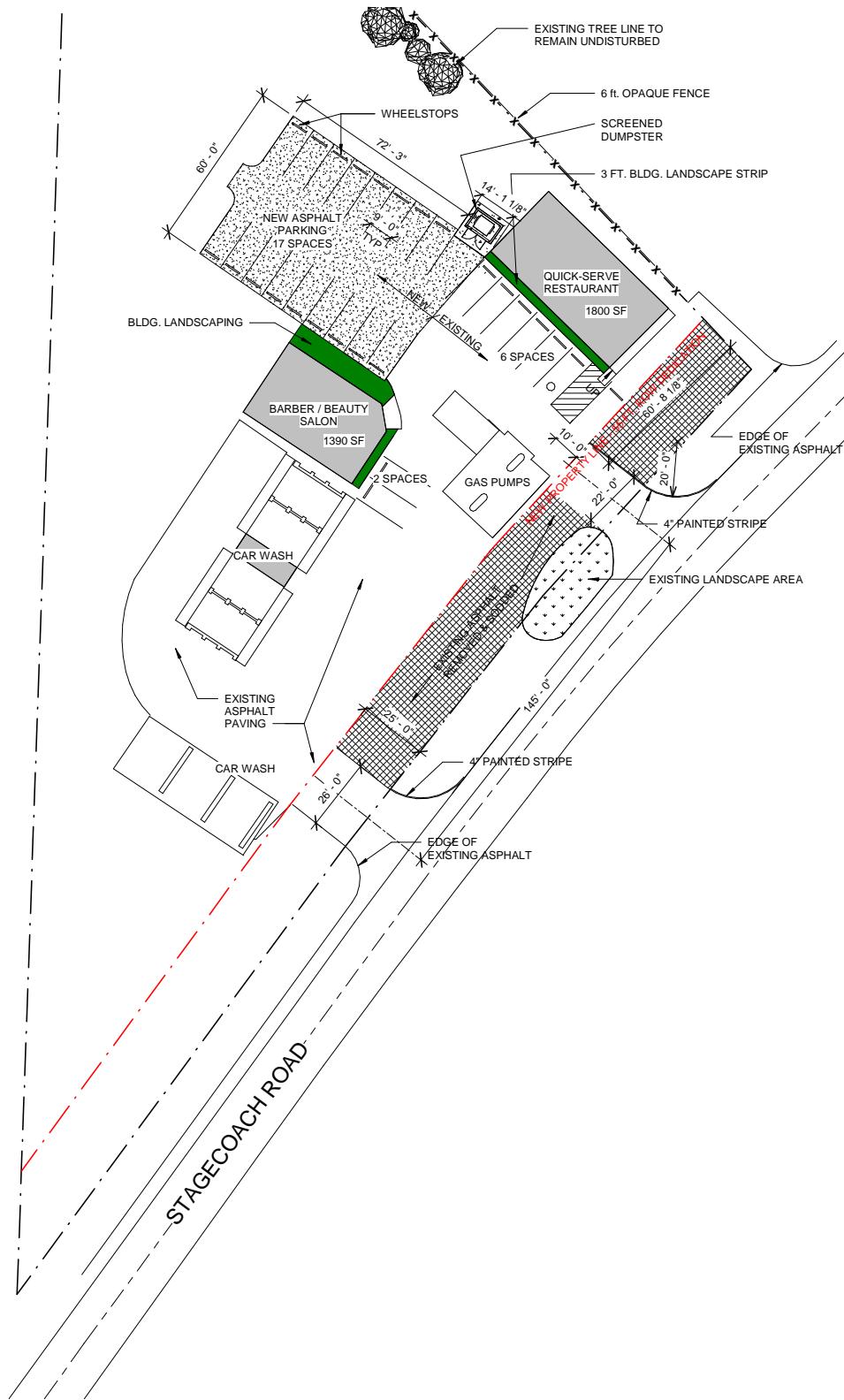
City of Little Rock Planning & Development



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## Sketch Map City of Little Rock Planning & Development

Case No: Z-9782

Name: Dunnick Mixed Use

Location: 6024 Stagecoach Road

Title: PCD



April 13, 2023

ITEM NO.: 15

FILE NO.: MSP2023-01

NAME: Master Street Plan Amendment – Add a portion of Shepard Drive/Extension/Russ Street and remove a portion Old Oak Drive/Extension/Black Road as a Collector.

LOCATION: South of Cantrell Road between Sam Peck Road and Taylor Loop Road in/near Pankey Addition.

OWNER/AUTHORIZED AGENT: City Staff

AREA: N/A

WARD: 4                    PLANNING DISTRICT: 1                    CENSUS TRACT: 42.14

CURRENT ZONING: R-2

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BACKGROUND:

A. PROPOSAL/REQUEST:

The request is to remove Old Oak Drive/Extension/Black Road, north of Shepard Drive and add Shepard Drive/Extension/Russ Road, east of Old Oak Drive as a Collector on the Master Street Plan.

B. EXISTING CONDITIONS/ZONING:

The land surrounding the change areas is all zoned R-2, Single Family District. There is a developed single-family subdivision along the constructed portions of both Old Oak Drive and Shepard Drive. The proposed portion of Old Oak Drive is currently undeveloped and zoned R-2. The land along Black Road is also zoned R-2 and is currently undeveloped and partially wooded. The northwest corner of Black Road-Cantrell Road is zoned with a Planned Development Commercial (PDC) district and is developed with a Tobacco Store/Vape shop. The land through which the extension of Shepard Drive would go is zoned R-2 and is vacant wooded land. The last segment of the proposed new alignment uses Russ Road to get to Cantrell Road. This land is zoned R-2 and PR, Park and Recreation District. The land on both sides of Russ Street north of Piggee Street is zoned PR with a developed park on the east and open recreation land on the west. There are no structures on the R-2 zoned land south of Cantrell Road either side of Russ Street.

**C. NEIGHBORHOOD NOTIFICATIONS:**

A letter was mailed March 31, 2023, to all property owners in the two corridors affected by the amendment. A second letter was sent to try and clarify the request, April 10, 2023. Staff has received multiple informational calls on the amendment as a result of the notification. As of the writing of this report, twenty-seven (27) letters opposing any connection from the Secluded Hills subdivision to Pankey Addition and Highway 10/Cantrell Road have been received.

**G. TRANSPORTATION/PLANNING:**

**Land Use Plan:**

The Land Use Plan Map shows Residential Low Density (RL) for the existing portions of Old Oak Drive and Shepard Drive. 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 remain less than 6 units per acre. There is a single-family subdivision in the RL areas along the existing portions of Old Oak and Shepard Drives. An area of Residential Medium Density (RM) is shown along Black Road at Cantrell Road. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. This land is currently undeveloped. An area of Park/Open Space (PK/OS) is shown either side of Russ Street, north of Piggee Street. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This is a partially developed city park.

**Master Street Plan:**

The application area is bounded on the north by Cantrell Road shown as a Principal Arterial on the Master Street Plan. Taylor Loop Road is on the west and Hinson Road is to the southwest, both are shown as Minor Arterial on the Master Street Plan. To the south and east is Pleasant Forest Drive and Sam Peck Road, both shown as a Collector on the Master Street Plan. A Principal Arterial serves through traffic and connects major traffic generators or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances

and exits should be limited to minimize negative effects of traffic and pedestrians on Taylor Loop and Hinson Roads since they are both a Minor Arterial. The Collector Street primary function is to provide connections between Local Streets and Arterial Streets or activity centers. Access to adjoining properties is a secondary function of Collector Streets.

Bicycle Plan:

The Master Bike Plan shows a proposed Class I Bike path along Cantrell Road. Class I bike paths are completely separated from motor vehicle traffic and are for the exclusive use of cyclists. Along Taylor Loop Road to the north of the intersection with Shepard Drive a proposed Class II Bike Lane is shown to Cantrell Road. Class II bike lanes consist of a painted bicycle lane on each side of the paved roadway. Along Shepard Drive from Taylor Loop Road, then north along Jerry Drive to Cantrell Road is a proposed Class III bike route. Class III bike routes have sharrows and use the existing vehicular travel area.

Historic Preservation Plan:

No Historic Sites or District in the vicinity.

H. ANALYSIS:

The proposed Collector (Old Oak Drive-Black Road connection) on the Master Street Plan is to connect the neighborhoods between Hinson Road and Cantrell Road to Cantrell Road (State Highway 10). This provides a northern access point to the residential area. The primary function of a Collector Street is to provide connections for neighborhoods to Arterial Streets or activity centers. Collectors tend to have a 60-foot Right-of-Way with road surfaces 36-feet back-of-curb to back-of-curb. Both Hinson and Cantrell Roads are classified as Arterial. Arterials function to move goods and people around and through the city. Arterials usually have 90 or more feet of Right-of-Way and are often four or five lane roadways.

The proposal of a Collector connection between Hinson Road and Cantrell Road which touches the Pankey Addition has been on the City's Master Street Plan for over 40 years (prior to the development of the Secluded Hills Subdivision). A Collector to the east connecting from this proposed Collector to Sam Peck Road has also been shown on the Plan in the past. (This was removed in the early 1990s re-adoption of the Master Street Plan).

Currently along Cantrell Road (State Highway 10) there is a signal light on Cantrell Road for the 'Kroger' shopping center, between Candlewood and Black Roads. The next signal light on Cantrell Road is at Sam Peck Road, a distance of approximately 0.9 of a mile. A Collector serving the neighborhoods south of

Cantrell Road would likely 'warrant' (justify) a signal in the future. The connection at Russ Road rather than Black Road would make this connection closer to halfway between the two existing signalized intersections on Cantrell Road.

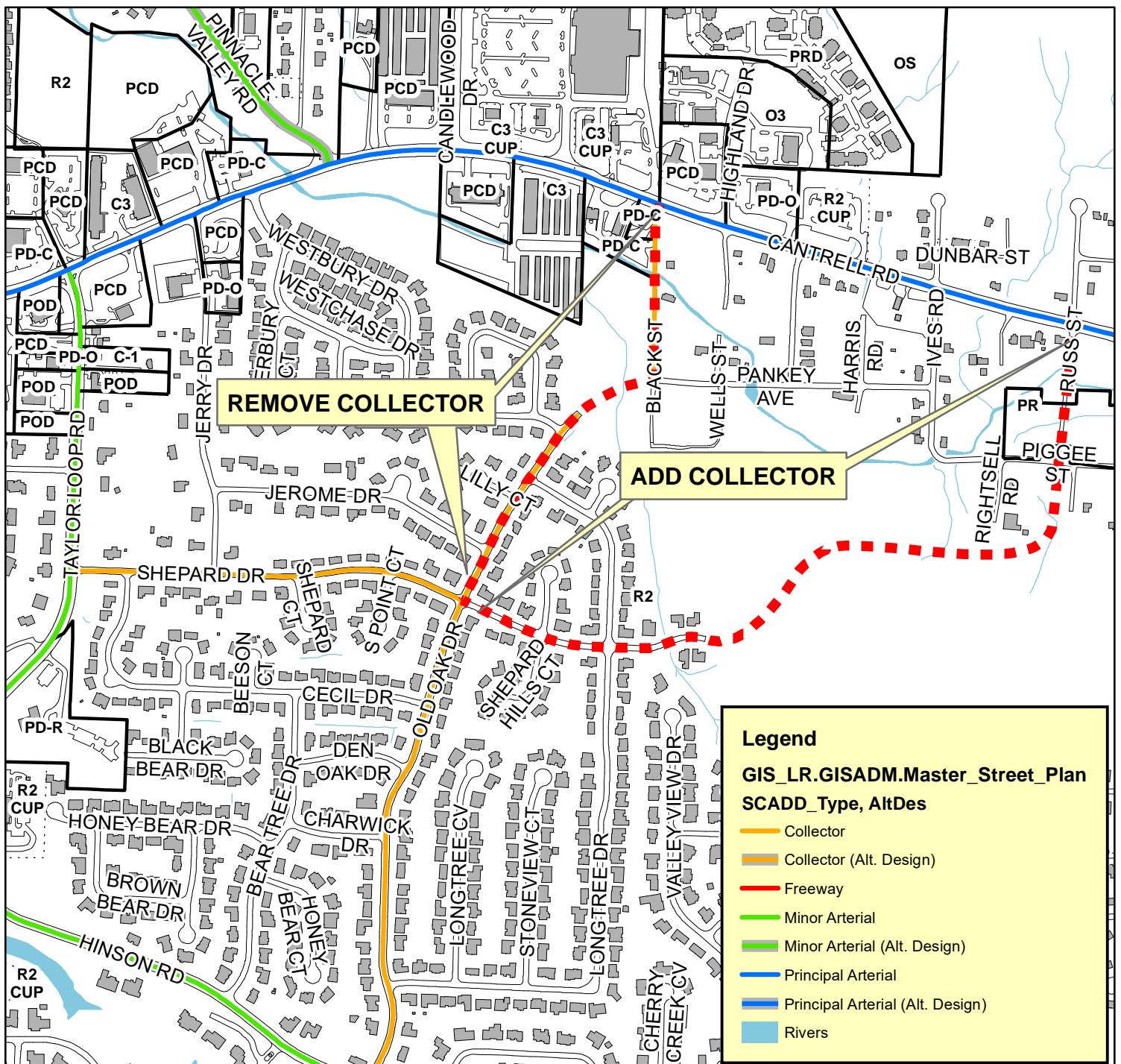
The eastern portion of Shepard Drive is a replat of one of the original Blocks of the Pankey Addition. The southern 7 by 4 'Block' portion of the Pankey Addition has not developed. The area remains a 'paper' plat east of the terminus of Shepard Drive. This land is platted in a grid street system of proposed roads. It is currently wooded and undeveloped. There is a ridge which traverses the area parallel with Cantrell Road. Due to the topography the platted grid pattern of streets is not likely to be the method of the future development of the land. A pattern of curvilinear roads similar to that to the west and south is more likely.

The park on Russ Road is a public, City of Little Rock neighborhood park. By providing a connection to the south and west, this neighborhood park can serve more than just the immediate area within a Block or two around the park. The Collector connection to the north, whether the extension of Old Oak Drive or Shepard Drive are proposed general alignments. The exact alignment will be determined when the land is proposed for development (through the Subdivision process).

Currently Old Oak Drive serves as the Collector for the residential area. This connection basically only serves the neighborhood between Old Oak Drive and Taylor Loop Road. The proposed connection to Cantrell Road is via Black Road. Black Road is the western boundary of the Pankey Addition and is very close to the signal for the 'Kroger' shopping center on Cantrell Road. Shepard Drive is currently a Collector on the Plan west of Old Oak Drive to Taylor Loop Road. Having Shepard Drive serve as the Collector connection to the east and north through Pankey Addition would increase the residential area that would be served by the proposed Collector. In addition, it would help to integrate the land of Pankey Addition with the rest of west Little Rock.

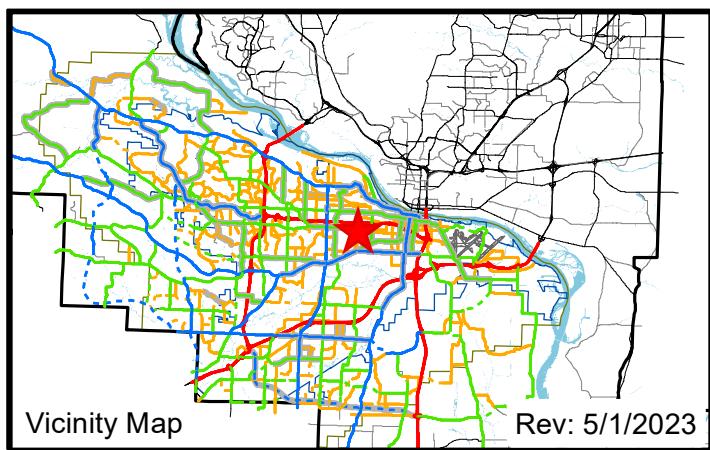
I. STAFF RECOMMENDATION:

Approval



## Area Zoning

City of Little Rock Planning & Development



Case: **MSP2023-01**

Location: **South and West of Pankey Addition**

Ward: **2**

PD: **9**

CT: **13**

TRS: **T1N R12W 8**

N

0 330 660  
Feet