

FILE NO.: Z-3250-B

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NAME: Rezoning from PD-C to C-1

LOCATION: 2410 Glover Street

DEVELOPER:

Joyce H. Holt  
2410 Glover Street  
Little Rock, AR 72227

OWNER/AUTHORIZED AGENT:

Joyce H. Holt – Owner  
Jamie McLarty – Agent

SURVEYOR/ENGINEER:

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

AREA: 0.49 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 3

CENSUS TRACT: 22.03

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On November 15, 2001 the Planning Commission voted to approve rezoning of this property from R-2 to PD-C (Window Works Short-Form PD-C). The PD-C zoning was approved for a single use, a custom window covering business. On January 2, 2002 the Board of Directors passed Ordinance No. 18,624 approving the Window Works Short-Form PD-C.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.49 acre property from "PD-C" Planned Development – Commercial to "C-1" Neighborhood Commercial District to allow the existing building to be utilized for Neighborhood Commercial use. The applicant originally requested C-3 zoning, but amended the application to C-1 early in the process.

B. EXISTING CONDITIONS:

The property currently contains a 1,914 square foot primary commercial structure at the east end of the property with a paved parking area connecting to Glover Street for approximately eight (8) vehicles. The site also contains three (3) metal frame accessory structures in the rear (west) portion of the property. The remainder of the property is mostly lawn area with a wood frame fence around the south, west, and north perimeters of the site. The property contains varying degrees of slope, primarily sloping downward from north to south with a designated ten (10) foot utility easement along the northern perimeter of 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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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.

**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.

**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 comment received.

County Planning: No comment 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 West Little Rock District. The Land Use Plan shows Residential High Density (RH) for the requested area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The application is to a re-zoning from Planned Development Commercial (PDC) District to C-1, Neighborhood Commercial District. To allow for neighborhood commercial use of this site. There is an accompanying Land Use Plan amendment from Residential High Density (RH) to Neighborhood Commercial (NC) – LU2022-03-01.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the east (across Glover Street) and north. The Residential High Density (RH) designation is shown to the west and south. Residential Low Density (RL) is shown on the Plan to the south, beyond the RH area. The Commercial (C) category provides for 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 land to the east (across Glover Street) is zoned C-3, General Commercial District. There are retail, office and restaurant uses in these buildings along Cantrell Road (Highway 10). To the north is land zoned C-1, Neighborhood Commercial District with an apartment complex (The Villas on Cantrell). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. To the west is Sharon Court Townhouses an attached residential development zoned MF-6, Multifamily (6 units per acre) District. To the south is a parcel zoned R-2, Single Family District with a single-family house on it. 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. Further to the south and southwest is land zoned R-2, Single Family District with single-family houses on the lots.

Master Street Plan: To the east is Glover Street, it is as a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown on Glover Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant requests to rezone the 0.49 acre property from “PD-C” Planned Development – Commercial to “C-1” Neighborhood Commercial District to allow the existing building to be utilized for Neighborhood Commercial use. The applicant originally requested C-3 zoning, but amended the application to C-1 early in the process.

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The City’s Future Land Use Plan designates this property as “RH” Residential High Density. A proposed Land Use Plan amendment from RH to “NC” Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the requested C-1 zoning. Staff views the request as reasonable. There is existing C-1 zoning immediately to the north and C-3 zoning immediately to the east along Cantrell Road. The proposed C-1 zoning will help serve as a transition between the heavy commercial zoning along the Cantrell Road frontage and the existing residential uses to the west and south. The C-1 zoning will represent a continuation of the existing zoning pattern in this area. The proposed C-1 zoning should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

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PLANNING COMMISSION ACTION:

(NOVEMBER 10, 2022)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item remained on the consent agenda for approval as recommended by staff. The vote was 8 ayes, 0 nays and 2 absent and 1 open position.