

May 9, 2024

ITEM NO.: 16

FILE NO.: Z-6237-C

NAME: Rezoning from PD-C to C-2

LOCATION: 14104 Taylor Loop Road

DEVELOPER:

Roby Woobank
14104 Taylor Loop Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Woobank, LLC – Owner
Roby Woobank – Applicant

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
2220820 Arch Street Pike
Hensley, AR 72065

AREA: 0.46-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 1

CENSUS TRACT: 42.12

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 9, 1997, the Little Rock Planning Commission approved to rezone subject property from R-2 to PD-O (Z-6237) with conditions. On February 18, 1997, Ordinance No. 17404 was passed by the Board of Directors which rezoned the property from R-2 to PD-O to allow a veterinary clinic use in the existing single-family residence and allow the existing garage to be used as an indoor boarding facility.

On January 6, 2004, Ordinance No. 19025 was passed by the Little Rock Board of Directors, which approved the revision of the previously approved planned development to allow a two-story addition to the single-story building to be utilized as additional storage

space and providing additional space for boarding felines. The future expansion allowed the addition of twenty (20) animals on site for a total of forty-two (42) animals. All remaining aspects of the previously approved planned development remained unchanged.

On February 20, 2024 the Board of Directors passed Ordinance No. 22,388, which rezoned the property from PD-O to PD-C to allow use of the property as a barber/hair salon use. The PD-C zoning was approved by the Planning Commission on January 11, 2024.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from PD-C to C-2 to allow the barber/beauty shop in addition to other expanded commercial uses to include a massage therapist, aesthetician and other allowable businesses.

B. EXISTING CONDITIONS:

The property contains an existing two-story, 1,232 square foot principal structure and a one-story, 402 square foot utility building. An existing driveway provides access from Taylor Loop Road. A majority of the property contains paving to accommodate client parking. The properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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.

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.

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 River Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides 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 C-2.

To the north, east, and west of the application area are commercial and institutional uses. On the south is a developed large lot subdivision.

This site is not located in an Overlay District.

Master Street Plan:

Taylor Loop Rd is a Minor Arterial on the Master Street Plan. 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. Deceleration Lanes are required.

Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Taylor Loop Rd is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone the property from PD-C to C-2 to allow the barber/beauty shop in addition to other expanded commercial uses to include a massage therapist, aesthetician and other allowable businesses.

The property contains an existing two-story, 1,232 square foot principal structure and a one-story, 402 square foot utility building. An existing driveway provides access from Taylor Loop Road. A majority of the property contains paving to accommodate client parking. The properties surrounding the site contain a mixture of zoning and uses.

The City's Future Land Use Plan designates this property as "SO" Suburban Office. The requested C-2 zoning will not require a land use plan amendment at this time. The property immediately north and west of this site is designated as "C" Commercial.

Staff does not support the C-2 rezoning request. Staff feels that this 0.46 acre property is not appropriate for C-2 zoning. The C-2 zoning district requires a minimum lot size of five (5) acres. In addition, staff feels that a planned development zoning is most appropriate for this location, given the surrounding zonings. The applicant can seek approval for additional uses for the property/existing Planned Development, by revising the existing PD-C zoning.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested C-2 rezoning.