

FILE NO.: Z-9632

NAME: Rezoning from I-2 to C-3

LOCATION: 7900 Colonel Glenn Road

DEVELOPER:

Oxford Properties, LLC
7900 Colonel Glenn Road
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Oxford Properties, LLC – Owner
Development Consultants, Inc. – Agent

SURVEYOR/ENGINEER:

Development Consultants, Inc.
2200 N. Rodney Parham Road, Suite 220
Little Rock, AR 72212

AREA: 5.91 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 10 CENSUS TRACT: 24.06

CURRENT ZONING: I-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 5.91 acre property from I-2 to C-3 to allow for future commercial and/or office use(s).

B. EXISTING CONDITIONS:

The property is occupied by a one-story commercial/light industrial building which previously housed a printing company. A small commercial building is located within the rear yard area, north of the larger building. Paved parking/vehicular use area is located on the south, north and west sides of the buildings.

C. NEIGHBORHOOD COMMENTS:

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.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No objections.

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 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.

Planning Division: The request is in the Boyle Park District. The Land Use Plan shows Light Industrial (LI) for the requested area. 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. The application is to rezone from I-2 (Light Industrial District) to C-3 (General Commercial District) to allow for the redevelopment of the site for commercial uses. There is an accompanying Land Use Plan amendment to Commercial (C) for this site.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the southwest and northeast along Colonel Glenn Road, as well as to the south across Colonel Glenn Road. To the west, north and northeast is Residential Low Density (RL) on the Plan. 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. This area to the east has a Dollar Store on it then vacant property followed by a restaurant and other retail uses (one or two single-family houses can also be found in this area). To the southeast along Colonel Glenn is vacant property and a former lumber yard currently used as a construction company. Also, across Colonel Glenn Road is an auto related business, single-family house and vacant 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 immediate west is a church on R-2 (Single Family District) zoned land and a developed subdivision with detached single-family houses on the lots.

Master Street Plan: To the south is Colonel Glenn Road and it is shown as a Principal Arterial on the Master Street Plan. To the west is Potter Street it is a Local Street on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. 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". These streets 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 II Bike Route shown on Colonel Glenn Road. A Bike Lane requires a portion of the pavement be provided for the sole use of bicycles.

H. ANALYSIS:

Oxford Properties, LLC, owner of the 5.91 acre property located at 7900 Colonel Glenn Road, is requesting that the property be rezoned from "I-2" Light Industrial District to "C-3" General Commercial District. The property is located at the northeast corner of Colonel Glenn Road and Potter Street. The rezoning is proposed to allow future commercial and/or office use(s).

The property is currently occupied by a one-story commercial/light industrial building. A smaller commercial building is located on the north side of the main building. Paved parking/vehicular use area is located on the south, north and west

sides of the main building and around the smaller building. The property was previously occupied by a large printing company.

The property is located in an area of mixed uses and zoning along Colonel Glenn Road. C-3 zoned property is located immediately to the east, with one (1) of the parcels being occupied by a Dollar General store. The properties to the west are zoned I-2, PCD and R-2, and contain a commercial building, vacant property, a church facility and single family residences. A mixture of uses is located across Colonel Glenn Road to the south and are zoned O-1, O-2, I-2 and PID. PCD and MF-12 zoned properties are located immediately to the north.

The City's Future Land Use Plan designates this property as "LI" Light Industrial. A proposed land use plan amendment from "LI" to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with other commercial zonings along Colonel Glenn Road, and will represent a continuation of the existing zoning pattern. The properties immediately east of this site are currently zoned C-3. Staff believes the proposed C-3 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 9, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.