

FILE NO.: Z-9607

NAME: Rezoning from MF-18 to C-2

LOCATION: Northeast corner of Ranch Blvd. and Ranch Drive

DEVELOPER:

Ranch Properties, Inc.
6020 Ranch Drive, Suite C-7
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Ranch Properties, Inc. – Owner
Bradley A. Peterson – Agent

SURVEYOR/ENGINEER:

Crafton Tull
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211

AREA: 1.235 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 20 CENSUS TRACT: 42.05

CURRENT ZONING: MF-18

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 1.235 acre property from MF-18 to C-2 to allow future commercial development. The area proposed for rezoning is part of a larger tract (2.9 acres), with the balance of the tract being zoned C-2.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly grass covered. A few mature trees exist along the east property line. The property slopes upward slightly from west to east.

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:

1. No comments.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site. FOG Analysis required if food prep on site.

Entergy: No comments received.

CenterPoint Energy: 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 Ranch Drive and Ranch Blvd. 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.

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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.

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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. The City Beautiful Commission recommends preserving as many existing trees 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 Chenal 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 rezone from MF-18 (Multifamily District 18 units/acre) to C-2 (Shopping Center District) to allow for the future commercial development of the site. Currently over half of the applicant's tract is zoned C-2 and the northern half to third is zoned MF-18. This application would zone the remainder of the tract to C-2.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the south and southwest of the site. Office (O) is shown on the Plan to the southeast. Residential High Density (RH) is shown to the north from the site. There is an area of Mixed Office Commercial (MOC) land use shown on the Plan to the south of the application 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 area across Ranch Drive is zoned C-2 (Shopping Center District) and has retail structures on the land. To the west of applicant, across Ranch BLVD. is C-3 (General Commercial District) land that is currently undeveloped. 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 site is a Planned Office Development (POD) with an elementary school on the tract. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This land is zoned MF-18 (Multifamily District 18-units/acre) and developed as a rehabilitation center. The Mixed Office 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 land to the south is vacant and zoned C-2. The MOC land to the west, across Ranch BLVD, is zoned O-2 (Office and Institutional District) with an office building on the land.

Master Street Plan: To the west of the application is Ranch Boulevard and to the south is Ranch Drive. Both of these streets are Local Streets on the Master Street. 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 III Bike Route shown on Ranch Drive. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

Ranch Properties, Inc., owner of the 1.235 acre property located at the northeast corner of Ranch Blvd. and Ranch Drive, is requesting that the property be rezoned from "MF-18" Multifamily District to "C-2" Shopping Center District. The area proposed for rezoning is part of a larger tract (2.9 acres total), with the balance of the tract being currently zoned C-2. The rezoning is proposed for future commercial development of the tract.

The property is currently undeveloped and mostly grass covered. A few mature trees exist along the east property boundary. The property slopes upward slightly from west to east.

The property immediately south of the proposed area to be rezoned is currently zoned C-2, as are the properties further south along Ranch Blvd. A large POD zoned development is located to the east. A nursing home-type facility is located on the MF-18 zoned property to the north. Single family residences are located further north

and northeast. The Baptist Preparatory school campus is located across Ranch Blvd. to the west, with O-2 and C-3 zoned properties to the southwest.

The City's Future Land Use Plan designates this property as "RH" Residential High Density. The proposed C-2 zoning will not require an amendment to the future land use plan, as the proposed rezoning is only for a small portion of an existing tract which is currently zoned C-2.

Staff is supportive of the requested C-2 zoning. Staff views the request as reasonable. The requested rezoning is basically a "clean-up" type issue, as the majority of this single tract of land is currently zoned C-2. The proposed rezoning will give the entire tract of land a zoning classification of C-2 and will allow the property to be developed as such. Staff believes the proposed C-2 zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-2 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 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 1 absent and 1 open position.