

FILE NO.: Z-9018-A

NAME: Rezoning from C-3 to C-4

LOCATION: 4700 S. University Avenue

DEVELOPER:

Hugh Chang
4700 S. University Avenue
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

SSS Properties, LLC – Owner
Hugh Chang – Agent

SURVEYOR/ENGINEER:

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

AREA: 2.25 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 10 CENSUS TRACT: 24.06

CURRENT ZONING: C-3

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.25 acre property from C-3 to C-4 to allow a portion of the property to be utilized as a used car dealership.

B. EXISTING CONDITIONS:

The property is occupied by a one-story commercial building which contains a beverage shop. Paved parking is located on all sides of the building. A driveway from S. University Avenue, shared with the property to the north, is located at the northeast corner of the property.

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. 100 year floodplain is located on the subject property. The FIRM shows the building is not within the floodplain.

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

Little Rock Water Reclamation Authority: Existing private sewer main serves this property.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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 Boyle Park District. The Land Use Plan shows Commercial (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 rezone from C-3 (General Commercial District) to C-4 (Open Display Commercial District) to allow for the addition of open display commercial uses on this site.

Surrounding the application area, the Land Use Plan shows Park/Open Space (PK/OS) to the south and west. Commercial (C) is shown to the north and east (across University Avenue) from the site. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. To the south is R-2 (Single Family District) zoned land which is the floodway for Fourche Creek. The land to the west is zoned PR (Park

District) and owned by the City as park land. 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 Commercial area to the north is a former car dealership currently housing an auto auction business (zoned I-2, Light Industrial District). To the northeast (across University Ave.) is a former car dealership currently used for a variety of commercial uses (zoned C-4). The land to the southeast (across University Avenue) is a golf driving range (zoned C-4).

Master Street Plan: To the east is University Avenue and it is shown as a Principal Arterial 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 University Avenue since it is a Principal Arterial. 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 II Bike Route shown on University Avenue. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

SSS Properties, LLC, owner of the 2.25 acre property located at 4700 S. University Avenue, is requesting that the property be rezoned from “C-3” General Commercial District to “C-4” Open Display District. The rezoning is proposed so that a portion of the property can be utilized at a used auto dealership.

The property currently contains a one-story commercial building located near the center of the overall property. Paved parking is located on all sides of the building. An access drive from S. University Avenue is located at the northeast corner of the site. The access drive is shared with the property to the north.

The site is located within an area along S. University Avenue which is predominately zoned commercial. C-3 and C-4 zoned properties are located north, south and east of the site. I-2 zoned property wraps around the subject property to the north and west. A golf course is located just further west. A creek is located to the south.

The City’s Future Land Use Plan designates this property as “C” Commercial. The requested C-4 zoned does not require an amendment to the future land use plan.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. The property was previously zoned I-2, prior to its current C-3 designation. Additionally, the property was previously occupied by a used auto dealership. C-4 zoning will be appropriate for the site and will represent a continuation of the zoning pattern along this section of S. University Avenue.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 14, 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 10 ayes, 0 nays and 0 absent and 1 open position.