

FILE NO.: Z-3396-B

---

NAME: Romero's Enterprises Revised PID

LOCATION: 12,300, 12,310, 12,320 and 12,340 Chicot Road

DEVELOPER:

Alvaro Romero  
2 Kelli Court  
Mabelvale, AR 72103

OWNER/AUTHORIZED AGENT:

Alvaro Romero, owner and agent

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 1.27 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING:

PID

ALLOWED USES:

Insulation company and carpet cleaning business

PROPOSED ZONING:

Revised PID

PROPOSED USE: Add the following uses as permitted uses in the existing buildings:  
General and professional office, convenience store (without gas pumps), auto mechanic shop, warehouse, barber shop, tire sales and installation, beauty salon and retail store.

VARIANCE/WAIVERS: None requested.

BACKGROUND:

This property was developed and occupied by non-residential uses prior to the area being annexed into the City. The property was zoned R-2 at the time of annexation and the uses and buildings were classified as non-conforming. On December 3, 1998, the Planning Commission voted to recommend approval of a PID zoning request to recognize the existing businesses occupying the property; an insulation company and a carpet cleaning business. On January 5, 1998, the Board of Directors passed Ordinance No. 17,905 establishing Graves Short-form PID. No changes were proposed to the site or the buildings.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current owner/applicant is requesting a revision to the PID zoning to allow for the addition of several additional uses to be permitted to occupy the existing buildings. No changes are proposed to the buildings or site other than for what minor renovations might be necessary to accommodate one of the new uses.

B. EXISTING CONDITIONS:

The site contains 4, one-story metal buildings. Each of the buildings has garage doors/warehouse loading access. The site contains an asphalt paved parking lot. The applicant owns the PID zoned lot adjacent to the north which contains a single family residential structure and a storage building. Single family homes on larger tracts and tracts of vacant residential property are located to the south and west. The large undeveloped tract across Chicot Road to the east is owned by Centro Christiano Hispano who envisions future development of the site for a church campus.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Deer Meadow, Oxford Valley and SWLRUP Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Chicot Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

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

Little Rock Water Reclamation Authority: Sewer Available to this site. Retain 10' sewer easement for existing sewer mains. Existing metal building over existing sewer main may remain as currently configured. EAD analysis required.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the structures on this property. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities.

Centerpoint Energy: No comments received.

AT&T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: Full plan review

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. Handicap Accessibility will be required. Including but not limited to building access and parking. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Any new building rehabilitation or expansion may require the existing landscaping, buffer, or vehicular use areas not meeting the current code requirements to be brought into compliance. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance on a graduated scale.
3. The City Beautiful Commission recommends preserving as many existing trees as 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.

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan shows Office (O) for this property. The Office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for revised PID (Planned Industrial District) to allow for additional retail uses in the existing buildings.

Master Street Plan: East of the property is Chicot Road and it is shown as Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chicot Road 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 are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (January 2, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. The applicant was asked to provide the number of parking spaces on the site, a signage plan and the days and hours of operation for the proposed uses. Staff asked that the dumpster location and required screening be indicated on the plan. Staff asked if any new site lighting would be added and if any of the proposed businesses would have alcohol sales.

Public Works comments were noted and explained.

Other reviewing agencies and departments comments were presented.

The applicant was advised to submit responses to staff issues by January 9, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to questions raised at subdivision committee. The property contains four buildings. The larger building (12,300) is divided into 4 spaces/lease areas. The current PID allows for the buildings to be used only for an insulation company and a carpet cleaning business. The applicant desires to retain those uses while adding a short list of additional uses as options to occupy the site. The applicant is requesting to add general and professional office, convenience-type food store without gas pumps (no alcohol sales), barber or beauty shop, tire sales and installation, auto repair shop, retail sales, warehouse and auto paint and body shop.

Signage is proposed to consist of a single, multi-tenant ground mounted sign (40 square feet in area and 12 feet in height) and wall signage at the front entrance to each tenant's lease space. The wall signage will not have direct street frontage for several of the spaces as they front into the site, not to the street. Days and hours of operation are proposed not to exceed 7:00 a.m. – 7:00 p. m., Monday – Saturday. No new site lighting is proposed. There are currently two night-watcher type lights on the site. The dumpster has been indicated between the two buildings at the southwest portion of the site. The dumpster is to be screened to comply with Code standards. Servicing of the dumpster should be limited to 7:00 a. m. – 6:00 p. m., Monday – Saturday. There are 35 paved parking spaces on the site which should be sufficient for the proposed uses. The applicant has stated that there will be no alcohol sales. The existing fence at the front of the property is being replaced with a new wrought-iron fence. Staff is supportive of most of the items proposed by the applicant. Staff does not support allowing an auto paint and body shop. It is staff's experience that such uses result in damaged vehicles being parked on the site for extended periods of time. There is not sufficient space on the site to accommodate an area for parking/storage of such vehicles. Staff is supportive of the other uses as they are all uses which can be conducted within the enclosed buildings.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PID subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.
2. No auto paint and body shop is allowed
3. The dumpster is to be screened to comply with Code standards and dumpster service hours are to be limited to 7:00 a. m. – 6:00 p. m.
4. All uses are to be conducted entirely within the enclosed buildings.

---

PLANNING COMMISSION ACTION:

(JANUARY 31, 2019)

The applicant was present. There were no objectors present. 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 noes and 1 absent.