

FILE NO.: Z-3371-FFF

NAME: Rezoning from C-2 and PCD to C-4

LOCATION: East side of Barrow Road (4000 Block), west of Interstate 430,
south of Brodie Creek

DEVELOPER:

CBBRDU B, LLC/CGBRDI Holdings
P. O. Box 3546
Little Rock, AR 72203

OWNER/AUTHORIZED AGENT:

CBBRDI BC, LLC/CGBRDI Holdings – Owner
Brian Dale/Joe White and Associates, Inc. - Agent

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 52.9 acres NUMBER OF LOTS: 4 tracts FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 11 CENSUS TRACT: 24.05

CURRENT ZONING: C-2 and PCD

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 52.9 acre property from "C-2" Shopping Center District and "PCD" Planned Commercial District to "C-4" Open Space District. The rezoning is proposed to allow future commercial development of the site.

B. EXISTING CONDITIONS:

The overall property is currently undeveloped, with portions of the property being tree covered. Site work has previously taken place on portions of the property in preparation for future site development.

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. Bowman Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Those portions of Parcel B located within the floodway should be rezoned Open Space (OS). Some of Parcel B near 36th Street appears to be zoned MF-12.
3. Is a renewal of the previously approved advance grading variance, which has expired, being requested with the rezoning application?

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

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.

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.

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.

Planning Division: The request is in the I-430 Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for the requested area. The Mixed Office and Commercial 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 application is to change the property from PCD (Planned Commercial Development) District and C-2 (Shopping Center District) to C-4 (Open Display Commercial District) to allow for the future development of commercial uses. There is an accompanying Land Use Plan amendment for this site to change the classification to Commercial (C).

The Land Use Plan shows Park/Open Space (PK/OS) then Mixed Office and Commercial (MOC) to the north. Commercial (C) use is shown on the Plan to the south. To the west across Bowman Road is Residential Low Density (RL) to the northwest and Residential High Density to the southwest. Across Interstate 430,

to the east, is Suburban Office (SO). The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This area is the floodplain/floodway of Brodie Creek. The Mixed Office and 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. This area is a mix single-family houses with a few small commercial uses. 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 consists of a couple auto dealerships, a fast-food business and nursing school as well as some vacant tracts. 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 remain less than 6 units per acre. There is an existing horse ranch with a home on this land. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This land currently is occupied by a mobile home park. The Suburban Office (SO) category shall provide 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. This land is vacant and wooded.

Master Street Plan: To the west is Bowman Road and it is shown as a Minor Arterial on the Master Street Plan. To the east is Interstate 430 and it is shown as a Freeway on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Bowman Road since it is a Minor Arterial. Freeways are intended to serve through long distance trips, they are always designed as full access control roads (no direct access). 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 Bowman Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

CBBRDI BC, LLC/CGBRDI Holdings, owner of the 52.9 acres of property located along the east side of Bowman Road (4000 Block), west of Interstate 430 and south of Brodie Creek, is requesting that the property be rezoned from "C-2" Shopping Center District and "PCD" Planned Commercial District to "C-4" Open Display District. The rezoning is proposed to allow for a future multi-lot commercial development.

The property is currently undeveloped, with portions of the overall property being tree covered. Some site work was previously done on portions of the property in preparation for future development. The PCD zoned portion, which represents approximately one-half of the overall site, was previously approved for a mixed shopping center, office and warehouse development.

The subject property is located in an area containing a mixture of zoning and uses. Several auto dealerships, a drive-in restaurant, movie theatre and a large office development are located to the south on properties zoned C-2, C-3 and C-4. Floodway (zoned OS), undeveloped MF-12 zoned property, single family residences and a large church development (POD) are located to the north. A multifamily development, a large ranch, mobile home park and office/warehouse development are located on properties zoned R-2, PD-R and POD to the west and southwest. Undeveloped O-2 zoned property is located across I-430 to the east.

The City's Future Land Use Plan designates this property as "MOC" Mixed Office and Commercial. The requested C-4 zoning will require an amendment to the land use plan, from MOC to "C" Commercial. The plan amendment is a separate application on this agenda.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. The property is adjacent to two (2) auto dealerships and a drive-in restaurant, which are C-4 permitted uses. Other auto dealerships are located further south, at the southwest corner of I-430 and Colonel Glenn Road. The existing creek and wide floodway area separate this property from the more restrictive zoned property to the north. Staff believes that C-4 zoning for this property located along I-430 will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(MARCH 11, 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 11 ayes, 0 nays and 0 absent.