

FILE NO.: Z-9763

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NAME: Rezoning from R-2 to I-1

LOCATION: 5000 S. Shackelford Road

DEVELOPER:

Nasrah Capital Investments, Inc.  
281 Newman Drive  
North Little Rock, AR 72117

OWNER/AUTHORIZED AGENT:

Nasrah Capital Investments, Inc. – Owner  
Hope Consulting Engineers – Agent

SURVEYOR/ENGINEER:

Hope Consulting Engineers  
129 N. Main Street  
Benton, AR 72015

AREA: 10.03 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 7      PLANNING DISTRICT: 12      CENSUS TRACT: 24.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 10.03 acre property located 5000 S. Shackelford Road from R-2 to I-1 to allow for future light industrial development.

B. EXISTING CONDITIONS:

The property is mostly wooded, with varying degrees of slope.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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: Ensure the existing sewer line is in an easement for entire property. Submit the wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Energy: No comments.

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.

Sewer and Water easements for existing utilities should be shown on the survey.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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 2021 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.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2021 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 received.

Planning Division:

The request is in the 65th Street West Planning 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 R-2 to I-1 for industrial warehouses.

Surrounding the application area is LI. On the west of Colonel Glenn Road is an industrial subdivision with office warehouses and heavy equipment maintenance complex. On the east side of Colonel Glenn Road is undeveloped woodland.

To the northwest is a large area of commercial that fronts on Colonel Glenn Road. A land use amendment in 2021 changed use from LI. This area is currently wooded and undeveloped.

Master Street Plan:

South Shackelford is a Minor Arterial on the Master Street Plan Map. 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 on traffic and pedestrians.

Bicycle Plan:

South Shackleford is shown with proposed Class II bicycle lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone the 10.03 acre property located at 5000 S. Shackleford Road from R-2 to I-1 to allow for future light industrial development.

The property is currently undeveloped and wooded, with varying degrees of slope. All of the abutting properties are zoned I-1. There is a mixture of light industrial, commercial and residential zonings further to the north along Colonel Glenn Road.

The City's Future Land Use Plan designates the property as "LI" Light Industrial. The proposed I-1 zoning conforms with the future land use plan.

Staff is supportive of the requested I-1 zoning. Staff believes the request is reasonable. All of the abutting properties are zoned I-1. The proposed I-1 zoning will represent a continuation of the existing zoning pattern in this area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-1 rezoning.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions. The application was approved.