

FILE NO.: Z-9748

NAME: Rezoning from R-2 to C-4

LOCATION: 10400 – 10414 Colonel Glenn Road

DEVELOPER:

Toll Corporation
P. O. Box 21640
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Brian Winstead (Agent)
Winstead Properties
11621 Rainwood Road, Suite 4
Little Rock, AR 72212
Toll Corporation (Owner)

SURVEYOR/ENGINEER:

ASC Surveying
1926 Salem Road
Benton, AR, 72019

AREA: 4.92 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 11 CENSUS TRACT: 24.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 4.86 acres at 10400 – 10414 Colonel Glenn Road from "R-2" Residential to "C-4" General Commercial District to allow for future commercial development.

B. EXISTING CONDITIONS:

The property currently undeveloped. The property contains a varying degree of slope, primarily sloping upward from south to north with a gravel access drive connecting to Colonel Glenn along the south border of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comment.

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.

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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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 comment received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comment received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-430 Planning District.

The Land Use Plan shows Service Trade District (STD) for the requested area. The Service Trades District category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office, service, or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is to rezone from Single Family Residential (R-2) to Open Display Commercial (C-4) to allow for the future commercial development of the site. Accompanying application to amend Land Use Plan Map to Commercial (C).

To the west of the application area the Land Use Plan Map shows STD. The land is developed with two industrial warehouses zoned Industrial Park District (I-1). North is STD use, developed with ministorage in a Planned Commercial District (PCD). North beyond the PCD is shown as Residential High Density (RH) on the Land Use Map which accommodates residential development of more than twelve (12) dwelling units per acre, and is developed with apartments zoned Multifamily District (MF-18). his district is for apartment development at a maximum of 18 units per acre. To the north and east of South Shackelford Road is STD zoned Industrial Park District (I-1) with a Conditional Use Permit (CUP). o the east is STD, zoned R-2 with two residences. On the southeast corner of Colonel Glenn and South

Shackleford Roads, the Land Use Plan Map shows Light Industrial (LI). Current uses include a convenience store with fuel pumps, zoned PCD; office/warehouse/retail and ministorage development zoned PCD; and an equipment rental business zoned PD-C. The southwest corner of Colonel Glenn and South Shackleford Roads is shown on the Land Use Map as LI. There is a pest control and lawn chemical company located on the land, zoned Light Industrial District (I-2). South of Colonel Glenn Road is a vacant tract shown as Commercial, zoned R-2.

Master Street Plan: To the south is Colonel Glenn Road shown as a Principal Arterial on the Master Street Plan. To the east is South Shackleford Road shown as a Minor Arterial on the Master Street Plan. Principal Arterial roads are designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way is 110 feet with sidewalks on both sides. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. Minor Arterials are designed to provide the connections to and through an urban area. Right of way is 90 feet with sidewalks on both sides. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Shackleford Road since it is a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: The Master Bike Plan shows Proposed Class II Bike Lanes on Colonel Glenn and Shackleford Roads. Class II Bike Lanes are designated by painted strips separating the bikeway from motor vehicle traffic and intended for the sole use by bicycles. Additional pavement markings and signage is required.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant is proposing to rezone the 4.92 acres at 10400 – 10414 Colonel Glenn Road from “R-2” Residential to “C-4” General Commercial District to allow for future commercial development.

The property currently undeveloped with a portion of an existing access drive connecting to Colonel Glenn Road to the south. The lot currently has an open area to the south and a wooded area to the north with a perimeter wire fence bordering the south perimeter.

The site is located within an area along Colonel Glenn Road which is becoming more commercial in nature due to its proximity to Interstate 430. I-1, I-2, C-3 and PCD zoned properties are located to the north, east, west, and south of the site. Mostly R-2 zoned residential properties border the east side across Shackleford

Road and southwest across Colonel Glenn Road. The City's Future Land Use Plan designates this property as "STD" Service Trades District, with "C" Commercial, and "LI" Light Industrial for the surrounding properties. A Land Use Plan Amendment from "STD" to "C" is a separate item on this agenda.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. The proposed C-4 zoning will be consistent with other commercial zonings along Colonel Glenn Road and will represent a continuation of the existing zoning pattern. The properties immediately adjacent to this site are currently zoned I-1, I-2 and PCD. Staff believes the proposed C-4 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 12, 2023)

Brian Winstead was present, representing the application. There was one (1) objector present. Staff presented the application with a recommendation of approval. The applicant deferred their time to the opposition for comments.

Troy Laha addressed the Commission in opposition to the application. He stated that the rezoning of the property was undesirable to the local property owners and that they opposed the "open display" use.

Brian Winstead addressed the Commission representing the application. He stated that the corner location provides several development opportunities and that the adjacent area between Interstate 430 and Shackelford Road was a heavily developed commercial corridor with other comparable "C-4-open display" zoned properties.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 10 ayes, 0 nays, and 1 open position. The application was approved.