

FILE NO.: Z-10101

NAME: Rezoning from R-2 to C-3

LOCATION: Lot immediately east of 8123 Stagecoach Road

DEVELOPER:

Mohib's Coffee, LLC
119 Wellington Plantation Ln
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Tammy Owings, Stagecoach Land Company, LLC – Owner
Saifullah Beg, Mohib's Coffee, LLC - Agent

SURVEYOR/ENGINEER:

Hope Consulting
129 North Main Street
Benton, AR 72015

AREA: 2.8 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 42.21

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.8-acre lot immediately east of 8123 Stagecoach Road from "R-2" single-family residential to "C-3" general commercial to allow the construction of a Scooters Coffee drive-thru coffee kiosk with future additional commercial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and heavily wooded. There is a mix of C-3, R-2, OS, and PCD zoning around the property.

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:

1. The entire site is in the flood plain with a little portion of the property within the floodway.
2. You shall obtain a grading permit due to the property begin within the floodplain.
3. You shall obtain a special flood hazard permit and provide any other information to the City's Floodplain administrator.
4. Proposed site plan is not reviewed at this time and may require several changes.
5. ARDOT will require permitting for access and possibly several other items but not limited to Right-of-Way dedication.

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

Little Rock Water Reclamation Authority: No comment.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: Show existing 20' wide CAW Easement on South side of parcel, see Pulaski Co. instrument numbers 85 36832 and 85 47110.

Fire Department:

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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 2021 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 replaces 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.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by 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 (Jason Lowder 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.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows 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. for the requested area. The application is to rezone from R-2 to C-3.

To the west of the application area is a variety of businesses in MOC. East of the site is a wooded, undeveloped tract beyond which is a convenience store with fuel pumps, real estate office, and mini-storage in an area of C. South of the site is PK/OS buffering Fourche Creek.

This site is not located in an Overlay District.

Master Street Plan:

Stagecoach Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Stagecoach Road is on the Master Bike Plan as an Existing Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone the 2.8-acre lot immediately east of 8123 Stagecoach Road from “R-2” single-family residential to “C-3” general commercial to allow the construction of a Scooters Coffee drive-thru coffee kiosk with future additional commercial development.

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Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with other commercial zonings along Stagecoach Road and will represent a continuation of the existing zoning pattern. There are several commercially zoned properties in the immediate vicinity. Staff believes the proposed C-3 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 12, 2024)

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 the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was approved.