

FILE NO.: Z-10103

NAME: Coleman – PD-C

LOCATION: 2522 S. Arch Street

DEVELOPER:

CFPM, LLC
2801 S. Arch St
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Deryan Coleman - Owner

SURVEYOR/ENGINEER:

Brooks Surveying, INC
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.48 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 5

CURRENT ZONING: C-1

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from C-1 to PD-C to allow the development of green space, outdoor picnic-type seating, a community garden, space for food trucks, and a small parking area.

B. EXISTING CONDITIONS:

The lot is on the corner of South Arch Street and West 26th Street. It is currently vacant with a few existing mature trees and a mixture of grass and gravel. There are concrete driveways on West 26th street on the south side of the property, and

an abandoned alley running along the west property line. There is also a concrete driveway on the northeast corner of the property on South Arch Street.

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. Parking lot shall include one handicap accessible parking stall, accessible aisle, and path to the useable areas.
2. Food trucks must be sitting on an improved surface.
3. There must be a path from the right of way that is ADA compliant.

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: No comments.

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 (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 Central City Planning District. The Land Use Plan shows Commercial (C), Mixed Use (MX) and Residential Low Density (RL) uses in the area. 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 application is to rezone from C-1 to PD-C.

Surrounding the application area to the north and west are personal care services in C and single-family residences in RL. East of the site is a restaurant, personal care services, and single-family residences in an area of MX.

This site is not located in an Overlay District.

Master Street Plan:

S Arch Street 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:

S Arch Street is on the Master Bike Plan as a Proposed 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. The subject site is the previous location of the Skillern House, at 2522 S Arch Street. The Skillern House was designed by prominent architect Charles L. Thompson, built in 1915 in the Craftsman style and listed in the National Register of Historic Places in 1982. The Skillern House was delisted following the demolition of the property sometime between 2009 and 2012.

H. ANALYSIS:

The applicant is proposing to rezone the property from C-1 to PD-C to allow the development of green space, outdoor picnic-type seating, a community garden, space for food trucks, and a small parking area.

The lot is on the corner of South Arch Street and West 26th Street. It is currently vacant with a few existing mature trees and a mixture of grass and gravel. There are concrete driveways on West 26th street on the south side of the property, and an abandoned alley running along the west property line. There is also a concrete driveway on the northeast corner of the property on South Arch Street.

The applicant notes that there will be a maximum of two (2) food trucks on the site. The food truck area and parking area will be gravel. Hours of operation will be from 12:00 PM to 6:00 PM, seven (7) days per week. The applicant notes that the garden area will contain raised bed gardens, with benches and picnic tables for seating.

The applicant notes that there will be no dumpsters places on the site. If a dumpster is placed on the site in the future, it must be screened as per Sec. 36-523 of the code.

Any signage placed on the site must comply with Sec. 36-555 of the code (signs allowed in commercial zones).

Any site lighting must be low-level and directed away from adjoined properties.

Staff is supportive of the proposed PD-C zoning. There are other commercial properties immediately north of the lot and along West Roosevelt Road. Staff feels that the proposed use will not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

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.