

FILE NO.: Z-9198

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NAME: Breed Short-form PCD

LOCATION: 5108 Baseline Road

DEVELOPER:

Kimberly Breed  
12 Breed Hill Court  
Little Rock, AR 72211

SURVEYOR:

ASC  
1906 Salem Road  
Benton, AR 72019

AREA: 1.88 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14 – Geyer Springs West

CENSUS TRACT: 41.07

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: Salon and wholesale outlet for beauty products

VARIANCE/WAIVERS:

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property located at 5108 Baseline Road was previously the location of the Arkansas Beauty School. Over time, the building, systems and parking areas have fallen into disrepair. The plan includes the upgrade of the exterior of the building, improve parking areas and completely renovate the interior and all systems for this location. Once complete the building will be marketed as a large salon and will provide wholesale beauty products for the multicultural community.

The building is a 60-foot by 101.7-foot structure containing 6,102 square feet of floor area. There are 11 parking spaces located along Baseline Road. The building setback along Baseline Road is 50.27-feet which allows the maneuvering area to be located outside the public right of way. There are 27 parking spaces located in the rear of the building. The site plan indicates the placement of a future building within the rear portion of the lot. The building is proposed containing 8,000 to 10,000 square feet and would be used solely as wholesale of beauty products.

B. EXISTING CONDITIONS:

The site is a vacant commercial building with paved parking in the front of the building as well as behind the building. The remainder of the site is grass covered with a scattering of trees. To the east of this site, along Baseline Road, is a single-family home and an auto repair business. South along Baseline Road is a church and general retail. To the west of the site is a single-family home located on the corner of Dreher Lane with an automobile repair business located behind the home. Along Dreher Lane are single-family and multi-family homes.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Windamere Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Baseline Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) for this proposal.

Centerpoint Energy: No objection.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO along multiple routes on Baseline Road. We have no objections to recognizing and exiting business use.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov)

Planning Division: The request is located in the Geyer Springs East Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial 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 applicant has applied for a Planned Commercial District to rezone from R-2, Single-family to Planned Commercial District to recognize the existing beauty salon.

Master Street Plan: To the south of the property is Baseline Road and it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Baseline Road since it is a Principal Arterial. 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 I Bike Path shown along Baseline Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape: No comment. Any future development of the site will require compliance with the landscape and buffer ordinance requirements.

G. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

The applicant was present. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff stated the development was previously used as a beauty college but had sit vacant for more than six (6) months. Staff stated the applicant was proposing to reuse the building as a salon and also allow the wholesale of beauty cosmetics. Staff questioned if there would be a dumpster located on the site. Staff also questioned the days and hours of operation for the business. Staff stated any new construction to the site would require compliance with the City Landscape and Buffer Ordinance requirements.

Public Works comments were addressed. Staff noted there was sufficient space for backing of vehicles without backing into the right of way. Staff stated the existing drives could remain.

Landscaping comments were addressed. Staff stated if the building renovation cost exceeded fifty percent (50%) of the replacement cost of the building then the landscaping was to come into compliance accordingly.

Rock Region Metro comments were addressed. Staff stated the site was served by multiple routes along Baseline Road. Staff stated there was no objection to the proposed reuse of the existing building.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing most of the technical issues associated with the request. The applicant has indicated the dumpster location will be coordinated with the waste management company but the dumpster will be located and screened per typical ordinance requirements. The hours of dumpster service are limited to 7 am to 6 pm Monday through Friday.

The applicant is requesting a rezoning from R-2, Single-family to PCD, Planned Commercial Development, to allow the reuse of this existing building as a salon and also to provide wholesale beauty products. Within the existing building approximately 75 percent (4,500 square feet of floor area) will be used for the salons. The remaining 25 percent (1,500 square feet) will be used for wholesale purposes.

The building is a 60-foot by 101.7-foot structure containing 6,102 square feet of floor area. There are eleven (11) parking spaces located along Baseline Road and 27 parking spaces located in the rear of the building (38 total). The applicant notes the parking will be resurfaced to accommodate 43 vehicles. Parking for a salon is typically based on one (1) parking space per 200 gross square feet of floor area. Parking for retail is typically based on one (1) parking space per 300 gross square feet of floor area. A total of 27 parking spaces would typically be required.

The hours of operation are from 7:00 am to 9:00 pm Monday through Saturday. Sunday hours will be by appointment only. The building will house several independently owned and operated salons. The individual tenant will set the hours of operation for their business.

The applicant has indicated signage will be placed on awnings as well as the front façade of the building. The site plan notes a ground sign located within the front landscaped area. The sign size has not been determined. Staff recommends signage be limited to a maximum of ten (10) feet in height and 100 square feet in area.

The site plan indicates the placement of a future building within the rear portion of the lot. The building is proposed containing 8,000 to 10,000 square feet and is proposed solely as wholesale of beauty products. The plan indicates a paved parking area around the building. The applicant notes all new paved areas will be landscaped per typical ordinance requirements (a minimum landscape strip of 9-feet). The hours of operation are from 8 am to 6 pm Monday through Friday. The applicant notes the wholesale business has little to no customer traffic. The business primarily ships products to customers. On occasion a customer may pick up an order at this location.

Staff is not supportive of the applicant's request. Staff does support the reuse of the commercial building along Baseline Road for the salon and wholesale beauty products business. Staff does not however support the addition of the commercial building within the rear portion of the property. Adjacent to the area proposed with the new future construction there are residential uses to the north, east and west. Staff feels the placement of commercial within this area is premature based on the current residential uses and feels the encroachment of the commercial activity is chipping away at the neighborhood.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

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PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were registered objectors present. Staff presented the item with a recommendation of denial.

Mr. Scott Breed addressed the Commission on the merits of the request. He stated there were letters of support from the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress had voted to support the request. He stated he understood staff's concerns but the property was commercial on the front and the rear would not develop as residential. He stated if a home was constructed in the rear the homeowner would be forced to drive through the commercial property to access their home. He stated the investors wanted to be able to use the land they were purchasing. He stated the property was 134-feet wide and 600-feet deep. He stated the use of the proposed new rear building was for the wholesale of beauty supply products. He stated with the initial reuse of the existing building a portion of the building would be used for wholesale products and the remaining would be leased to individual shop persons. He stated the wholesale products business was limited to 8 am to 5 pm Monday through

Friday. He stated the shipments were picked up by UPS. He stated very few clients picked up their order at the site. He stated lighting would not be an issue. He stated security lighting would be placed on the building but would not impact the adjacent homes.

Ms. Patricia Johnson representing Evangelist Temple Church addressed the Commission with questions. She stated the Church was concerned with the user of the building. She stated the Church was not opposed to the salon but wanted to ensure the use would not be a bar or liquor store. She stated the Church provided outreach services to the trouble youth in the area and to the homeless. She stated she did not see any immediate threat to the outreach programs offered by the Church with the current proposal.

Mr. W Masood addressed the Commission on behalf of Southwest Little Rock United for Progress. He stated Southwest Little Rock United for Progress had met with the developers and had voted to support the request which included the placement of the new structure within the rear portion of the site. He stated the vote was unanimous to support the request.

Ms. Ruth Bell, League of Women Voters, addressed the Commission in opposition of the request. She stated the League was concerned with the placement of the additional commercial building in such close proximity to the residential homes. She stated there were residential uses on three (3) sides of the proposed new building. She stated residents did live in manufactured homes and some did stay longer than a few months. She questioned when the new building would be constructed.

Mr. Breed stated the new building would be two (2) to three (3) years away. He stated the new building would contain approximately 5,000 square feet. He stated the building indicated on the site plan was the largest building which could be allowed and still include the required buffers. He stated once the wholesale products portion of the business was relocated to the rear building the space being used for the wholesale in the front building would be leased to a retail user complimentary to the site and the salon uses.

Ms. Kimberly Breed stated the wholesale products portion of the business would cover a territory from Memphis to Oklahoma City. She stated the goal was to improve the community. Ms. Breed stated there were few spots that were developed in this fashion. She stated the investors were willing to invest \$350,000 to \$400,000 into renovations and site upgrades.

There was a general discussion by the Commission concerning the request and the level of activity taking place in the rear building. Ms. Breed stated deliveries were made seven (7) to eight (8) times per year. She stated products were packaged and then shipped to customers via UPS. She stated on very few occasions a client would pick up their products at the site to avoid UPS charges. She stated the hours of the wholesale products was limited to 8 am to 5 pm Monday through Friday.

Commissioner Laha questioned if the hours were a part of the application. Staff stated the hours for the wholesale business were included in the application. Staff stated the salon hours proposed were different than the wholesale products hours.

There was no further discussion. The Chair entertained a motion for approved of the item including all staff recommendations and comments except that of denial. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.