

FILE NO.: Z-9655

NAME: Rezoning from R-2 to C-3 and OS

LOCATION: Northwest corner of Mabelvale Pike and Sibley Hole Road

DEVELOPER:

Wylie Family Enterprises II, LLC
13701 Colonel Glenn Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Wylie Family Enterprises II, LLC – Owner
Jess Griffin – Agent

SURVEYOR/ENGINEER:

Jess Griffin, PE
11710 Hinson Road, Suite 130E
Little Rock, AR 72212

AREA: 17.707 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 CENSUS TRACT: 41.03

CURRENT ZONING: R-2

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 17.707 acres property from R-2 to C-3 for future commercial development. The applicant proposes for the south 50 feet of the property to be zoned OS, as per the City's Future Land Use Plan.

B. EXISTING CONDITIONS:

The property is currently undeveloped and grass covered. The property is relatively flat and free of slope.

C. NEIGHBORHOOD COMMENTS:

All owners of property located 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:

1. No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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 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.

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 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 Geyer Springs West Planning District. The Land Use Plan shows Light Industrial (LI) for the requested area. The Light Industrial (LI) 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 (Single Family District) to C-3 (General Commercial District) to allow for the future commercial development of the site. There is an accompanying application to amend the Land Use Plan for this site to Commercial (C).

Surrounding the application area, the Land Use Plan shows Commercial (C) use to the east across Mabelvale Pike and north, across Davmar. Light Industrial (LI) is shown to the northwest and west on the Plan. Residential Low Density (RL) is on the Plan south of the site, across Sibley Hole Road. 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. Across Mabelvale Pike to the southeast of the application area is the new Southwest High School, zoned PDC (Planned Development Commercial) District. To the east is vacant C-3, General Commercial District zoned land. Further to the east on land zoned both PDR (Planned Development Residential) District and C-3, General Commercial District are several apartment buildings. To the northeast is land zoned C-3, General Commercial District with a Home Depot and a tire service store as well as two parcels zoned R-2, Single Family District with houses. North, across Davmar is mostly R-2, Single Family District zoned land with both single-family houses and warehouses, as well as a commercial business. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. This land to the west of the site is currently a large tract with a single-family house. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This land south of Sibley Hole Road has several large tract single-family houses and a single-family subdivision (Pinedale).

Master Street Plan: To the south is Sibley Hole Road, shown as a Collector on the Master Street Plan. To the east is Mabelvale Pike and it is a Minor Arterial on the Master Street Plan. The primary function of a Collector Road is to provide a connection

from Local Streets to Arterials. 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 of traffic and pedestrians on Mabelvale Pike 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: There is a Class II Bike Route shown on Mabelvale Pike. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

Wylie Family Enterprises II, LLC, owner of the 17.707 acre property located at the northwest corner of Mabelvale Pike and Sibley Hole Road, is requesting that the property be rezoned from "R-2" Single Family District to "C-3" General Commercial District. The rezoning is proposed to allow future commercial development of the site. The property is currently undeveloped and grass covered. The property is relatively flat and free of slope. The applicant proposes to zone the south 50 feet of the property to "OS" Open Space District, in conformance with the City's Future Land Use Plan.

The property is located in an area of mixed zoning and uses. A mixture of single family residences, commercial and light industrial uses and zoning is located to the north. Interstate 30 is located approximately 700 feet to the north. R-2 and I-2 zoned properties are located to the west. Multifamily and commercial uses and zoning, and the new Southwest High School, are located across Mabelvale Pike to the east. Single family residences are located across Sibley Hole Road to the south. A new church development is proposed at the southwest corner of Mabelvale Pike and Sibley Hole Road.

The City's Future Land Use Plan designates this property as "LI" Light Industrial, with the south 50 feet of the property being designated as "OS" Open Space. A proposed land use plan amendment to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 and OS zoning. Staff views the request as reasonable. The property has been sitting undeveloped (with light industrial potential) for a number of years. The proposed C-3 zoning might help expedite the site's development. Properties to the east and north are zoned C-3, C-4 and PD-C. The proposed C-3 zoning should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 and OS rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays and 1 open position.