

FILE NO.: Z-5936-Q

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NAME: Rezoning from C-3 to R-2

LOCATION: Northwest of the northwestern corner of Chenal Parkway and Rahling Road

DEVELOPER:

Deltic Real Estate, LLC  
210 E. Elm Street  
El Dorado, AR 71730

OWNER/AUTHORIZED AGENT:

Deltic Real Estate, LLC – Owner  
Tim Daters - Agent

SURVEYOR/ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 2.75 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 5                                      PLANNING DISTRICT: 19                      CENSUS TRACT: 42.13

CURRENT ZONING:                      C-3

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

This property was zoned C-3 in 2015 as part of a larger rezoning request. A project for this portion of the overall property did not come to fruition, and the applicant wishes to restore the previous R-2 zoning.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 2.75 acres of property from C-3 to R-2. The property will be incorporated into the existing R-2 zoned property to the west for a single family residential subdivision.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded.

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: 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.

**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.

**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 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 Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. 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. The application is to rezone from C-3 (General Commercial District) to R-2 (Single Family District) allowing for the future development of this land for single-family houses.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the south of the site. Residential Low Density (RL) is shown to the north and west of the site, with Park/Open Space (PK/OS) shown beyond that to the south. Office (O) is shown on the Plan to the southeast with Residential High Density (RH) shown to the northeast. 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 land is zoned C-3, General Commercial District and is mostly undeveloped. 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. The Residential land adjacent to the site is undeveloped, with a single-family subdivision future to the west. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This area is floodplain/floodway of Rock Creek. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The area shown for Office has an office building (former location of Bank OZK headquarters). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This site is the location of Chenal Woods condominium development.

Master Street Plan: There are no existing or proposed public streets adjacent to the application area.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

Deltic Real Estate, LLC, owner of the 2.75 acre property located northwest of the northwestern corner of Chenal Parkway and Rahling Road, is requesting that the property be rezoned from “C-3” General Commercial District to “R-2” Single Family District. The rezoning is proposed in order to incorporate this property into the existing R-2 zoned property immediately west for a single family residential subdivision. The property is currently undeveloped and mostly tree covered.

The property was rezoned from R-2 to C-3 in 2015 as part of a larger rezoning request. The applicant notes that a project for this property never came to fruition and was abandoned. Therefore, the applicant is requesting to restore the previous R-2 zoning.

The City’s Future Land Use Plan designates this property as “RL” Residential Low Density. The proposed rezoning does not require an amendment to the future plan.

Staff is supportive of the requested R-2 zoning. Staff views the request as reasonable. The applicant simply requests to restore R-2 zoning the property to be incorporated into a larger property for single family development. The proposed R-2 zoning should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-2 rezoning.

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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.