

FILE NO.: Z-9594

NAME: Rezoning from R-2 to C-4 and OS

LOCATION: 3336 Shackleford Pass

DEVELOPER:

Richardson Properties, LLC
9800 Maumelle Blvd.
North Little Rock, AR 72113

OWNER/AUTHORIZED AGENT:

Richardson Properties, LLC – Owner
Brian Dale – Applicant

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 19.13 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 11 CENSUS TRACT: 24.08

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 19.13 acre property located at 3336 Shackleford Pass from "R-2" Single Family District to "C-4" Open Display District and "OS" Open Space District. The rezoning is proposed to allow a future development containing office, office/warehouse, miniwarehouses and RV storage uses.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded, with varying degrees of slope throughout the site. A small portion of the site, along the rear (west) property line is located within the floodway.

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. The portion of the property located within the floodway should be zoned as Open Space with this.
2. At time of building permit, in accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
3. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the I-430 Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to change R-2 (Single Family District) to C-4 (Open Display Commercial District) to allow for the future development of commercial uses on this site. There is an accompanying application to amend the Land Use Plan to Commercial (C). 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 Use Plan shows Mixed Use (MX) in all directions from the site. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. To the north and south are undeveloped wooded tracts. Further to the north one can find a group of hotels and Comcast office building. To the east are undeveloped tracts, a strip center, and office/warehouse development. To the west is Interstate 430 with the Church at Rock Creek beyond that.

Master Street Plan: To the east is Shackleford Pass and it is a Local Street on the Master Street Plan. To the west is Interstate 430, it is a Freeway on the Master Street Plan. (There is no access road along interstate 430, so there is no possibility of access from this site to Interstate 430.) The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered

as “Commercial Streets”. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

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

H. ANALYSIS:

Richardson Properties, LLC, owner of the 19.13 acre property located at 3336 Shackleford Pass, is requesting that the property be rezoned from “R-2” Single Family District to “C-4” Open Display District. The applicant proposes to zone a small area of the property, located along the rear (west) property line and in the floodway to “OS” Open Space District. The rezoning is proposed to allow a development consisting of office, office/warehouse, miniwarehouses and RV storage uses.

The property is currently undeveloped and wooded. The property is located in an area containing a mixture of zoning and uses, including some undeveloped property. A mixture of commercial uses, within the Shackleford Crossing development is located to the north. Undeveloped R-2 zoned property is located immediately to the south, with PID and O-2 zoned properties further south. A mixture of commercial zoning and uses, including C-4 zoning, is located along S. Shackleford Road to the east. Interstate 430 is located immediately to the west, with a large church development further west.

The City’s Future Land Use Plan designates this property as “MX” Mixed Use. A land use plan amendment from “MX” Mixed Use to “C” Commercial is a separate item on this agenda.

Staff is supportive of the requested C-4/OS zoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses between Interstate 430 and Shackleford Road. There are developed commercial zoned properties, including C-4 zoning, located to the north and east along S. Shackleford Road. The proposed C-4 zoning will represent a continuation of the zoning pattern in this general area. Staff believes the proposed C-4 zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(JULY 8, 2021)

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 8 ayes, 0 nays, 2 absent and 1 open position.