

FILE NO.: Z-10002

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NAME: Total Land Corporation – PCD

LOCATION: 9020 Chicot Road

DEVELOPER:

Total Land Co., Inc.  
9020 Chicot Road  
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

Total Land Co., Inc. – Owner  
Kelly Tucker – Applicant

SURVEYOR/ENGINEER:

Laha Engineers, Inc.  
6602 Baseline Road, Suite E  
Little Rock, AR 72209

AREA: 0.76 acres                      NUMBER OF LOTS: 2                      FT. NEW STREET: 0 LF

WARD: 7                                      PLANNING DISTRICT: 15                      CENSUS TRACT: 41.05

CURRENT ZONING:                      C-3 and R-2

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

The east half of the property located at 9020 Chicot Road is zoned C-3 and occupied by a one-story commercial building which has primarily been used as an office. The west half of the property is zoned R-2 and contains a small storage/warehouse building and two (2) portable storage containers. The east portion of the property is nonconforming as the storage building and containers have traditionally been used for storage for a contractors business.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the property from R-2 and C-3 to PCD to allow the continued use of the west portion of the property for enclosed storage and the east portion for C-3 permitted uses. The applicant also proposes to split the property into two (2) lots.

B. EXISTING CONDITIONS:

The C-3 zoned portion of the property contains a one-story office building and paved parking area. The R-2 zoned portion contains a 1,500 square foot warehouse building and two (2) storage containers, with gravel parking. Access drives from Chicot Road and Mann Road serve the property.

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

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 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.

### **Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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 2021 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 replaced 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 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.

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 Commercial (C) for the requested 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 PCD to PCD for office and contractor storage.

To the north of the application site across Mann Road is a faith-based institution in an area of Public/Institutional (POI) use. West of the site is an undeveloped tract in Residential Low-Density (RL). A mostly developed residential subdivision is located to the south of the site, with an area of Mixed Office/Commercial (MOC) and Commercial (C) use with offices. To the east across Chicot Road is a utility substation and a package store in Commercial (C).

This site is not located in an Overlay District.

Master Street Plan:

To the east, Chicot Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Standard right-of-way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and additional street improvements.

To the north, Mann Road is shown as a Collector on the Master Street Plan Map. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Mann Road 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:

This property is not located in a Historic District.

H. ANALYSIS:

The east half of the property located at 9020 Chicot Road is zoned C-3 and occupied by a one-story commercial building which has primarily been used as an office. The west half of the property is zoned R-2 and contains a small storage/warehouse building and two (2) portable storage containers. The east portion of the property is nonconforming as the storage building and containers have traditionally been used for storage for a contractors business. The property is located at the southwest corner of Chicot Road and Mann Road.

The applicant requests to rezone the property from R-2 and C-3 to PCD to allow the continued use of the west portion of the property for enclosed storage and the east portion for C-3 permitted uses. The applicant also proposes to split the property into two (2) lots.

The C-3 zoned portion of the property contains a one-story office building and paved parking area. The R-2 zoned portion contains a 1,500 square foot warehouse building and two (2) storage containers, with gravel parking. One (1) of the storage containers will be relocated to the proposed Lot 2, and screened with an eight (8) foot high opaque wood fence, as noted on the applicant's site plan. Access drives from Chicot Road and Mann Road serve the property.

As part of the project, the applicant proposes to split the property into two (2) lots, as noted on the attached site plan. A 20 foot wide access easement will be located from the Mann Road entry drive to serve as access for proposed Lot 1.

The site plan for the property shows existing paved parking to serve the existing commercial building on Lot 2, and existing gravel parking on Lot 1 to serve the existing storage/warehouse building.

Staff is supportive of the requested PCD zoning. Staff views the request as reasonable. The PCD zoning will recognize the historic use of the property. The property will continue to function as it has for over 50 years. The rezoning should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

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PLANNING COMMISSION ACTION:

(JUNE 13, 2024)

This item was deferred to the July 11, 2024, agenda, at the request of the applicant.

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PLANNING COMMISSION ACTION:

(JULY 11, 2024)

The item was deferred to the August 8, 2024 agenda as the applicant failed to complete notifications as required.

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PLANNING COMMISSION ACTION:

(AUGUST 8, 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 9 ayes, 0 nays, 1 Recused (Hart) and 1 absent. The application was approved.