

FILE NO.: Z-3371-I(3)

NAME: Rezoning from C-3 to C-4

LOCATION: East side of S. Bowman Road, approximately 1,200 feet north of Colonel Glenn Road

DEVELOPER:

Todd Hart (Agent)
Baptist Health, Suite 500
904 Autumn Road
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Baptist Health (Owner)
9601 Baptist Health Drive, Suite 109
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Anderson Surveying & Consulting
1926 Salem Road
Benton, AR 72019

AREA: 3.64 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 11 CENSUS TRACT: 24.05

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the 3.64-acre site from "C-3" General Commercial District to "C-4" Open Display District. The rezoning is requested to allow the site to be utilized by a local auto dealer for auto storage only. No autos will be sold from this lot, only store inventory.

B. EXISTING CONDITIONS:

The proposed site is currently developed as a parking lot that contains four hundred twenty (420) parking spaces. Properties surrounding the site contain a mixture of zoning and uses. Access to the site is provided from S. Bowman Road, approximately 1,200 feet north of Colonel Glenn Road.

All setbacks for parking lot development comply with code.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments.

Central Arkansas Water:

1. Please include all existing water utilities that are currently in service.

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 provided 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 buildings 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 exceeds 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 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 allows 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 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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

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. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

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 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 C-3 to C-4.

Surrounding the application area on the north, east, and south are shown as Commercial (C) land uses. On the north and east sides are vacant, cleared tracts. On the south side is an institution of higher learning. West of the subject area, across South Bowman Road is shown as Residential High Density (RH) with an apartment complex zoned Planned Development-Residential (PD-R) and a mobile home park zoned R-2 which is a non-conforming use.

This site is not located in an Overlay District.

Master Street Plan:

South Bowman Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban

area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

South Bowman 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 applicant is requesting to rezone the 3.64-acre site from “C-3” General Commercial District to “C-4” Open Display District. The rezoning is requested to allow the site to be utilized by a local auto dealer for auto storage only. No autos will be sold from this lot, only store inventory.

The proposed site is currently developed as a parking lot that contains four hundred twenty existing (420) parking spaces. Properties surrounding the site contain a mixture of zoning and uses.

The City’s Future Land Use Plan designates the property as “C” Commercial. The proposed C-4 zoning does not require an amendment to the future land use plan.

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. All abutting lots north of the site contain C-4 zoning and uses with additional C-4 zoning and uses continuing further north. The subject property is in an area which contains a mixture of commercial zoning and uses. The proposed C-4 zoning will represent a continuation of the zoning pattern for this area. Staff feels the proposed use will not have an adverse effect on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

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.