

NAME: Rezoning from O-1 to C-1

LOCATION: East side of John Barrow Road, Approximately 250 feet south of Labette Drive

DEVELOPER:

Angela Latrice Baltimore
300 E. 3rd St, Apt. 1006
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Angela Latrice Baltimore (Owner)

Jess Griffin (Agent)

SURVEYOR/ENGINEER:

Jess Griffin
5 Kingston Drive
Little Rock, AR 72227

AREA: 1.037 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0

WARD: 6

CURRENT ZONING: O-1

VARIANCE/WAIVERS: None requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 1.037 acres of property from O-1 to C-1 for future development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly tree covered.

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 (PLANNING):

At time of Building Permit:

1. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, inlets and an analysis of downstream impact with existing infrastructure as required per City's current stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
3. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
4. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
5. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept.,

Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any

questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

6. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
9. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
10. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

At time of Building Permit:

1. Driveway locations and widths must meet the traffic access and circulation requirements of Sections 30-43 and 31-210 for arterial streets. Driveway spacing on an arterial street is 300 ft from intersections and other driveways and 150 ft from side property lines.
2. The development is required to provide stormwater detention in conformance with the Little Rock Drainage Manual.

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:

All Central Arkansas Water requirements in effect at the time of request for water service must be met. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department:

Resubmit with proper address.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space, especially along Rock Creek, and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. The Land Use Plan shows Office (O) for the application area. The 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 application is to rezone the application area from O-1 to C-1.

East of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences in developed subdivisions. North and south of the application area are areas designated for Office (O) uses and is characterized by a privately-owned parking lot to the north and undeveloped land and a drainage pond to the south. West of the application area, across John Barrow Road, is area designated for Mixed Office and Commercial (MOC) uses and is characterized by office buildings.

The subject site is located in the John Barrow Road Design Overlay District (Ord. 20867). The purpose of the district is to enhance the quality of the corridor to encourage development and redevelopment.

Master Street Plan:

John Barrow Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the 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:

John Barrow Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to rezone 1.037 acres of property located on the east side of John Barrow Road, approximately 250 feet south of Labette Drive, from "O-1" Quiet Office District to "C-1" Neighborhood Commercial District. The rezoning is requested for future development of the property. The property is currently undeveloped and mostly tree covered, with varying degrees of slope.

The City's Future Land Use Plan designates the property as "O" Office. The applicant has filed for a land use plan amendment from "O" Office to "NC" Neighborhood Commercial. This is a separate item on this agenda.

Staff is supportive of the requested rezoning to C-1. Staff views the request as reasonable. The proposed C-1 zoning will represent a continuation of the zoning patterns in this area, which contains a mixture of office and commercial zoning along John Barrow Road. The property immediately south of the subject property is zoned C-3. The requested C-1 zoning should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 8, 2026)

The applicant was present. There were two (2) persons registered in opposition. Staff presented the item, and the item was taken off the Consent Agenda and opened for discussion. Shanolda Yancy and Rose Cook, residents of Brownwood Terrace, both expressed concerns that a laundry mat was not needed as there was one already within a block's distance. They expressed a laundry mat would cause traffic congestion, noise, and attract the unsheltered population. They stated also that the environmental pollution that would be emitted from the development was unwanted and thought a laundry mat would lower the property value of their neighborhood. Staff made it clear that this was a C-1 rezoning application and that there are many permitted uses for neighborhood commercial development. After some discussion there was a motion to approve the application. Then there was a second. The vote was ten (10) ayes, zero (0) nays, and one (1) open position. The motion passed. The application was approved.