

March 12, 2026

ITEM NO.: 6

FILE NO.: Z-10253

NAME: Perani– PD-C

LOCATION: 12223 Colonel Glenn Road

OWNER/AUTHORIZED AGENT:

Eileen, LLC  
1501 Rahling Road, Apt. 412  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Tucker Land Surveying  
P.O. Box 116  
Cabot, AR 72023

AREA: 0.52 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: R-2

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the 0.52 acre site from R-2 to PD-C to continue the historical commercial use of the property. The applicant intends to utilize the existing building as a pool hall, including daily food and drink specials.

B. EXISTING CONDITIONS:

The property contains an existing one-story brick building approximately 3,000 square feet in area, that historically operated as a non-conforming, family owned convenience store (Joe's Grocery) that closed following decades of service. The building remained vacant for an extended period prior to reopening as a small grocery store & deli market. The grocery store & deli market closed following a short period of operation prior the applicant's purchase of the property. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses.

C. NEIGHBORHOOD COMMENTS:

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):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Proposal for use will require a change for ADA to meet max feasibility when you apply for a building permit this will be commented on.
4. May be subject to building permit for further review.
5. 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.
6. 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.
7. 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.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Colonel Glenn Rd is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline will be required, up to the edge of the in-ground fuel tank and old gas pump area.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Col. Glenn Rd. and Lawson Rd.
3. Due to the proposed use of the property, the Master Street Plan specifies that Lawson Road for the front of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline. The applicant can apply for a franchise permit for continued use of the parking areas.
4. With site development, provide design of Col. Glenn Rd. conforming to the Master Street Plan. Construct one-half street improvement of Col. Glenn Rd., including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 feet from the existing striped centerline.

5. With site development, provide design of Lawson Road conforming to the Master Street Plan. Construct one-half street improvements, including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 from the existing striped centerline. The new back of curb should be placed 36 ft from the existing west back of curb and striped for 3 lanes (1-SB, 1-NBL, & 1-NBR).
6. Show the proposed driveway locations. Driveway spacing on Col. Glenn Rd is 300 ft from other driveways and streets and 150 ft from side property lines. Driveway spacing on Lawson Rd. is 250 ft from other driveways and streets and 150 ft from side property lines.

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 received.

Central Arkansas Water:

1. Provide a 10' utility easement adjacent to the north property line along Colonel Glenn Rd. for the existing 16" DI water main.

Fire Department:

**Must Comply with Arkansas Fire Prevention Code 2021 edition**

**All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office**

**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 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.** Buildings 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.

**Parks and Recreation:** No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. 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:

Land Use Plan:

The request is in Planning District 12, the 65th Street West Planning District. The development principles of the district include strengthening residential stability and improving infrastructure to support residential growth. The Land Use Plan shows Commercial (C) uses for the application 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 for PD-C for a pool hall

To the north, south, and east of the application area are areas designated for Mixed Office Commercial (MOC) uses and are characterized by offices, an automobile sales dealership, commercial buildings, and a single-family residence. West of the application area is area designated for Service Trades District (STD) uses and is characterized by a strip commercial building and two single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

Colonel Glenn Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Colonel Glenn 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 is requesting to rezone the 0.52 acre site from R-2 to PD-C to continue the historical commercial use of the property. The applicant intends to utilize the existing building as a pool hall, including daily food and drink specials.

The property contains an existing one-story brick building approximately 3,000 square feet in area, that historically operated as a non-conforming, family owned convenience store (Joe's Grocery) that closed following decades of service. The building remained vacant for an extended period prior to reopening as a small grocery store & deli market. The grocery store & deli market closed following a short period of operation prior the applicant's purchase of the property. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses.

The building is located at the southeast corner of Colonel Glenn Road and Lawson Road. Existing building orientation provides ample distance from the rights-of-way shown on the plan. The front building setback is shown to be over thirty-eight (38) feet from the Colonel Glenn ROW and over forty-seven (47) feet from the Lawson Road ROW. Staff feels the existing building setbacks along the rights-of-way should not be a cause for concern regarding sight distance at the intersection.

The applicant notes that six (6) employees may be present at any given time.

The applicant notes that music, including live bands, will be limited to the inside of the building. The proposed use will offer daily food specials, alcoholic and non-alcoholic beverages, pool, trivia, karaoke, darts, etc. The proposed use will not contain or offer special events, parties, weddings, etc., at any time during operating hours.

Section 36-502 of the City's Zoning Ordinance typically requires a minimum of thirty (30) parking spaces for the proposed use. The site plan shows five (5) parking spaces along Colonel Glenn frontage and ten (10) parking spaces, plus one (1) ADA parking space along Lawson Road frontage. Due the building's orientation and historically limited parking along the intersection, staff feels the parking is sufficient to serve the proposed use.

The site plan does not show a dumpster on the site. Any dumpster placed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant is not requesting additional signs with this application. All existing and any future signs placed on the site must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan shows screening extending along the north and south property lines extending away from the building. All existing and any new fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance. The existing fence must be maintained as required.

All existing and any new site lighting shall be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-C zoning. The property and previously existing uses have historically operated as a neighborhood convenience and grocery store, deli, gas station, food market, etc., servicing the community at large. The majority of properties surrounding the site contain a mixture of intense commercial and office zoning and uses. The remaining properties in the general area contain small pockets of residential zoning and uses, abut, or near the county line and surrounded by commercial uses in all directions. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

---

PLANNING COMMISSION ACTION:

(February 12, 2026)

The item was deferred to the March 12, 2026 agenda due to insufficient notification.