

NAME: Rezoning from R-2 to I-2 & OS

LOCATION: 7600 Block of Jamison Road (east side)

OWNER/AUTHORIZED AGENT:

AXC, LLC
7 Gatewood Cove
Little Rock, AR 72206

AREA: 4.08 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owner of the 4.08 acre property located in the 7600 block of Jamison Road (east side) is requesting that the property be rezoned from "R-2" Single-Family District, to "I-2" Light Industrial District and "OS" Open Space District.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded.

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 DIVISION): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Jamison Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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, prior to acceptance.

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.

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 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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: 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:

Land Use Plan:

The request is in Planning District 14, the Geyer Springs East Planning District. The development principles of this district include protection and stabilization of existing neighborhoods and limit commercial strip development along major roads. The Land Use Plan shows Industrial (I) for the application area. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The application is for a Rezoning from R-2 to I-2 and OS.

To the east of the application area is area designated for Park/Open Space (PK/OS) and is characterized by the Little Fourche Creek and its floodway. North and west of the application area are areas designated for Industrial (I) uses and are characterized by industrial storage facilities, a supply store, transportation companies, strip office buildings, manufacturing plants, distribution centers, industrial sales, and other commercial uses. South of the application area is area designated for Public/institutional (P/I) uses and is characterized by City of Little Rock Fleet Services, Public Works, and Building Services buildings.

This site is not located in an Overlay District.

Master Street Plan:

Jamison Road is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on

one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Jamison Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The owner of the 4.08 acre property located in the 7600 block of Jamison Road (east side) is requesting that the property be rezoned from “R-2” Single-Family District, to “I-2” Light Industrial District and “OS” Open Space District.

The property is undeveloped and mostly wooded.

The applicant proposes to rezone the property as follows:

- West 1.38 acres – from R-2 to I-2
- East 2.70 acres (floodway) – from R-2 to OS

The property is designated as “I” Industrial and “PK/OS” on the City’s Future Land Use Plan. The proposed rezoning will not require an amendment to the plan.

Staff is supportive of the requested I-2 and OS zoning. The proposed rezoning will represent a continuation in the zoning pattern for this area along Jamison Road. The properties immediately north and south, as well as across Jamison Road are currently zoned I-2.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 and OS zoning.

PLANNING COMMISSION ACTION:

(April 9, 2026)

The applicant was present. There was one (1) person registered in opposition. Staff presented the item; it was taken off the Consent Agenda and opened for discussion. The opposition was no longer present. There was a motion to approve the application. There was a second. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.