

NAME: Saxion Enterprises – PCD

LOCATION: 2020 W. 3rd Street

DEVELOPER:

Saxion Enterprises (Owner)
2020 W, 3rd Street, Unit 515
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Bryce Jefferson (Agent)
2020 W, 3rd Street, Unit 515
Little Rock, AR 72205

AREA: 0.85 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from C-3 to PCD to allow a mixed residential, office and commercial use of an existing developed property. The property is located at the northwest corner of W. 3rd Street (Boone Street) and S. Summit Street. W. 2nd Street runs along the north property line.

B. EXISTING CONDITIONS:

The property contains a six (6) story building within the west half of the property. Paved parking (79 spaces) is located south and east of the existing building.

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):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Boone St. is classified on the Master Street Plan as a minor arterial street with a special design standard. A dedication of right-of-way 35 feet from centerline will be required.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Remove all curb cuts that will not be in use with the proposed development and replace with curb, gutter, sidewalk, and a green sidewalk buffer.
4. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Summit St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
5. The three (3) proposed driveways should each be limited to 15 ft in width due to proposed one-way vehicular traffic and constructed per the City of Little Rock standard details. The area between the driveways should be constructed with ADA compliant sidewalk, ramps, curb and gutter, and green sidewalk buffer.

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.

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 replace 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.

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 8, the Central City Planning District. The development principles of this district include strengthening the existing

development and better define single-family and non-residential use areas by neighborhood oriented commercial uses. 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 that support more basic economic activities. The application is for a Planned Commercial District.

To the north and southwest of the application area are areas designated for Residential High Density (RH) uses and are characterized by single-family homes, duplexes, and apartment buildings. East of the application area is area designated for Office (O) uses and is characterized by an electric company, a restaurant, an apartment building, a day spa, and a daycare center. South of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by Rose Creek Park, woodlands, and the Union Pacific and Amtrak Railroad right-of-way.

This site is not located in an Overlay District.

Master Street Plan:

West 3rd Street 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:

West 3rd Street is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

The subject site is directly adjacent to the Capitol View Neighborhood Historic District. The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the adjacent historic district. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone the property from C-3 to PCD to allow a mixed residential, office and commercial use of an existing developed property. The property is located at the northwest corner of W. 3rd Street (Boone Street) and S. Summit Street. W. 2nd Street runs along the north property line.

The property contains a six (6) story building within the west half of the property. Paved parking (79 spaces) is located south and east of the existing building.

The applicant proposes commercial uses on the building's first floor, office uses on the sixth floor, and thirty-six (36) apartment units on the middle four (4) floors. The applicant provided the following information about the project:

"The Property consists of approximately 0.85 acres and is improved with an existing six story building that is currently utilized for office and light warehouse purposes. The surrounding area includes a mixture of office, commercial, and residential uses, making the site well-suited for a thoughtfully integrated mixed-use redevelopment."

"Saxion Enterprises, LLC proposes to redevelop the existing structure into a mixed-use building consisting of office, commercial, and residential components. The top floor will remain office space; the first floor is proposed for light commercial use; and the middle four floors will be converted to residential use. In connection with this redevelopment, the applicant is also requesting a variance to permit 36 residential units."

"The proposed PCD designation will allow the City to tailor development standards to the specific characteristics of the Property and the surrounding neighborhood, while ensuring compatibility with adjacent uses. The adaptive reuse of the existing structure will enhance the vitality of the area, providing additional residential opportunities in proximity to established commercial and office services."

The applicant provided information with respect to use of the building's first floor:

"C-3 permitted uses are requested as a use-mix for the first floor. Saxion Enterprises, LLC currently expects the first floor to house a Pilates studio and a spa. The first floor may also include a small café. At this time, Saxion Enterprises expects there to be, at most, one restaurant-type establishment on the property."

The property contains approximately seventy-nine (79) off-street parking spaces. Section 36-502 of the City's Zoning Ordinance typically requires fifty-four (54) parking spaces for thirty-six (36) residential units. Parking is allowed along both sides of W. 2nd Street, along the property's north boundary. With the limited

restaurant -type use of the building's first floor, staff believes the existing parking will be sufficient to serve the proposed use mix.

Any new sight lighting must be low-level and directed away from adjacent properties.

All signage must conform with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

Any dumpster on the site must be screened as per ordinance requirements.

Staff is supportive of the requested PCD zoning. The existing C-3 zoning would allow all of the requested office and commercial uses, but only thirty (30) apartment units (based on the acreage). The PCD zoning is only requested to add six (6) apartment units to what would be allowed by right today.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD 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:

(April 9, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.