

NAME: Live Edge, LLC – PCD

LOCATION: 1020 E. 6th Street

DEVELOPER:

Dan Fowler (Agent)
1300 E. 6th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

James Mann (Owner)
1020 E. 6th Street
Little Rock, AR 72211

AREA: 0.21 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PID

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from PID to PCD to allow a mixed use development within an existing building. The building currently contains two (2) apartment units and a beauty salon. The building previously contained a millwork shop.

B. EXISTING CONDITIONS:

The property is located at the northwest corner of E. 6th Street and McLean Street. The property contains a one-story, mixed use commercial building. Entrances to the building are located along the south and east building facades. Sidewalks are located along both street frontages.

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): No comments.

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: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Mixed Use Urban (MXU) for the application area. The Mixed Use Urban (MXU) category allows for uses ranging from high-rise office buildings to single-family homes. The intent is to create a vital, diverse area which is street oriented and pedestrian-friendly. The uses maybe mixed (residential, office, and commercial in any combination) within the building itself or within an area. The application is for a Planned District Commercial.

Surrounding the application area are areas designated for Mixed Use Urban (MXU) uses and are characterized by an electrical supply distributor, a brewery, a construction company, commercial stores and suppliers, and vacant lots.

The subject site is located in the Presidential Park Design Overlay District (Ord. 19034). The purpose of the Presidential Park Design Overlay District is to create a high quality, lively atmosphere for business and residents. Design strategies and projects shall complement and encourage pedestrian use during the day and night and shall avoid unnecessary visual clutter to protect the district from poor planning and incompatible projects

Master Street Plan:

East 6th Street is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the

secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

East 6th Street is on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

The application area is approximately 218 feet southwest of the site of Matson Construction Company Building. Built in the Quonset style, the Matson Construction Company Building is identified as eligible for listing in the National Register of Historic Places.

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

H. ANALYSIS:

The applicant proposes to rezone the property from PID to PCD to allow a mixed use development within an existing building. The building currently contains two (2) apartment units and a beauty salon. The building previously contained a millwork shop.

The property is located at the northwest corner of E. 6th Street and McLean Street. The property contains a one-story, mixed use commercial building. Entrances to the building are located along the south and east building facades. Sidewalks are located along both street frontages.

The applicant proposes to add a permanent mobile canteen unit (food truck) to the property, to be parked underneath the existing canopy at the northwest corner of the site. The applicant proposes to use the existing building as follows:

- Suite 1 – +/- 800sf Townhouse Apartment
- Suite 2 – +/- 800sf Townhouse Apartment
- Suite 3 – +/- 800sf Commercial – Beauty Salon
- Suite 4 – +/- 2400sf Commercial

Approximately two hundred (200) square feet of the commercial space (suite 4) will be used for storage and kitchen prep space, with the remainder being used

for restaurant seating. There will be no outdoor seating on the property. The applicant is requesting UU permitted uses as alternate uses.

There are three (3) on-street parking spaces in front of the building along the west side of McLean Street. There are approximately fifteen (15) parking spaces the east side of McLean Street. This area of parking has been utilized in the past to serve the existing building.

A trash containment area is located at the northeast corner of the property. This area must be screened as per ordinance standards.

Grease containment for the food truck must be approved by Little Rock Water Reclamation Authority (LRWRA).

All site signage must comply with the UU zoning standards.

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

Staff is supportive of the requested PCD zoning. Staff believes that the restaurant-type will be a good reuse of the portion of the building which previously contained a millwork shop.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning, subject to compliance with the comments and conditions outlined in paragraph D and E , 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.