

June 11, 2026

ITEM NO.: 4

FILE NO.: Z-4768-E

NAME: Valley Oaks Court – Lots 1R-4R, Conceptual PD-C

LOCATION: NWC of Mabelvale West Road and Angel Court

DEVELOPER:

ARCare
200 W. Race Street
Searcy, AR 72143

OWNER/AUTHORIZED AGENT:

Davidson Engineering (Agent)
210 W. Arch Street Avenue, Ste. D
Little Rock, AR 72207

AREA: 2.28 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: POD

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone Lots 1R thru 4R, Valley Oaks Court Addition from POD to PD-C to allow for the development of a medical facility. The applicant proposes to replot Lots 1R-4R into a single lot for one (1) commercial development, with C-3 permitted uses as alternate uses.

B. EXISTING CONDITIONS:

The property is undeveloped and partially 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 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. Driveway locations and widths shall meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 40 feet.
2. Storm water detention ordinance applies to this property. Maintenance of the detention pod and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.

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. Building 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 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential usage, and to improve traffic circulation. 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 Development -Commercial.

To the north and east of the application area are areas designated for Office (O) uses and are characterized by vacant lots, wooded lots, and a single-family home. Farther north of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes in a developed subdivision. East of the application area is area designated for Park/Open Space (PK/OS) uses and is characterized by a runoff creek from Fourche Creek and the associated floodway. Farther east, beyond the Fourche Creek runoff, is area designated for Public/Institutional (P/I) uses and is characterized by three faith-based institutions and a single-family home. South of the application area is area designated for Mixed Use (MX) and is characterized by woodlands. Southwest and west of the application area are areas designated for Public/institutional (P/I) uses and are characterized by the Southwest Hospital, a faith-based institution, Mabelvale Middle School, a U.S. Post Office, and a single-family home.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale West 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:

Mabelvale West 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 applicant requests to rezone Lots 1R thru 4R, Valley Oaks Court Addition from POD to PD-C to allow for the development of a medical facility. The applicant proposes to replot Lots 1R-4R into a single lot for one (1) commercial development, with C-3 permitted uses as alternate uses.

The property is undeveloped and partially tree covered.

The proposed lot will contain 2.28 acres and will have 45-foot platted building setback lines along both street frontages and 25-foot platted building setback lines along both interior property lines. The applicant proposes to develop the new lot as per the C-3 zoning standards. In addition to the building setbacks shown on the replat, future development will comply with the C-3 building height, street and land use buffers, number of parking spaces, landscaping as per Chapter 15 (building, interior and perimeter landscaping), signage, etc. The conceptual development approach was previously approved for lots 1R thru 9R of this development.

The following items will be required to be submitted, reviewed and approved at the time of building permit application:

1. Provide an accessible route from the public right-of-way to the building entrance.
2. A drainage study will be required.
3. A traffic impact study will be required.
4. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
5. An analysis of all stormwater conveyance for the one-hundred-year storm event onto, within and leaving the property.

All dumpster locations must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

All site lighting must be low level and directed away from adjacent properties.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

Staff is supportive of the requested conceptual PD-C zoning. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(April 9, 2026)

The application was placed on the Consent Agenda for deferral to the May 14, 2026 agenda. 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 deferred.

PLANNING COMMISSION ACTION:

(May 14, 2026)

The application was placed on the Consent Agenda for deferral to the July 9, 2026 at the request of the applicant. There was a motion to approve the request. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The applicant was present. There were no objectors present, however the item was moved to Regular Agenda by a Commission member. The applicant and staff answered the commissioner's questions concerning the item. There was a motion to approve the application. The motion passed by a vote of 10 ayes, 1 nay and 0 open positions. The application was approved.