

FILE NO.: Z-3371-HHH

NAME: Rezoning from C-3 to C-4

LOCATION: 600 Colonel Glenn Plaza Loop

DEVELOPER:

LL Ark Properties, LLC
Katherine Dickson
3701 Alabama Ave. South
St. Louis Park, MN 55416

OWNER/AUTHORIZED AGENT:

LL Ark Properties, LLC - Owner
Katherine Dickson – Agent

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 8.05 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 12 CENSUS TRACT: 24.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 8.05 acre property located at 600 Colonel Glenn Plaza Loop from "C-3" General Commercial District to "C-4" Open Display District to allow auto sales and repair.

B. EXISTING CONDITIONS:

The property is occupied by a 45,766 square foot commercial building located near the southwest corner of the lot. Paved parking is located on the north and east

sides of the building. An access drive from Colonel Glenn Plaza Loop is located at the northwest corner of the property.

The south 50 feet of the overall property is zoned "OS" Open Space and serves as a buffer between this property and the R-2 zoned property to the south. Additionally, the east 50 feet of the property was designated as an open space buffer by Instrument # 2007023298 and serves as a buffer between the developed portion of the property and I-430.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: 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. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 an 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 2012 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 provide 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 building 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the West 65th St Planning District. The Land Use Plan shows Commercial (C) for the requested 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 to rezone from C-3 (General Commercial District) to C-4 (Open Display Commercial District).

The subject site anchors the southeastern corner of a large area of Commercial (C) and is accessed from David O Dodd Rd. via Colonel Glenn Plaza Loop or from Colonel Glenn Rd via Colonel Glenn Plaza Dr. 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 area includes a drive-thru restaurant, convenience store with gas pumps, a theater multiplex, commercial warehouse, and several auto dealers.

The southern half of the Commercial (C) area is bound on the east, south, and west by Park/Open Space (PK/OS). This category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The PK/OS area is designed to be a buffer between the Commercial and non-commercial areas. To the south is an area of Residential Low Density (RL) with several undeveloped tracts, a platted and developed subdivision, and unplatted tracts with single family homes. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

On the west is Public/Institutional (PI). This category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. It is currently a public school. Also to the west is an area of Office (O) with two medical facilities. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

Master Street Plan:

Colonel Glenn Plaza Loop bounds the site it is a Local Street. Local Streets that abut non-residential or residential use which is more intense than duplex or

two-unit residential are Commercial Streets. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The *Master Bike Plan Map* does not show existing or proposed facilities in this area of Colonel Glenn Plaza Loop.

Historic Preservation Plan:

There are no Historic Sites or Districts in vicinity.

H. ANALYSIS:

The applicant requests to rezone the 8.05 acre property located at 600 Colonel Glenn Place Loop from "C-3" General Commercial District to "C-4" Open Display District to allow auto sales and repair.

The property is occupied by a 45,766 square foot commercial building located near the southwest corner of the lot. Paved parking is located on the north and east sides of the building. An access drive from Colonel Glenn Plaza Loop is located at the northwest corner of the property.

The south 50 feet of the overall property is zoned "OS" Open Space and serves as a buffer between this property and the R-2 zoned property to the south. Additionally, the east 50 feet of the property was designated as an open space buffer by Instrument # 2007023298 and serves as a buffer between the developed portion of the property and I-430.

The property is located adjacent to C-4 zoned parcels to the west and north, with PCD zoning located across Colonel Glenn Plaza Loop. R-2 zoning is located to the south and across I-430 to the east.

The City's Future Land Use Plan designates this property as "C" Commercial. The proposed C-4 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested rezoning from C-3 to C-4 to allow auto sales and service type uses. Auto sales and service uses are located immediately west and north of the site, as well as across Colonel Glenn Plaza Loop to the north. The proposed C-4 zoning will represent a continuation of the commercial zoning along Colonel Glenn Plaza Loop. The south 50 feet of the overall property will remain zoned OS.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning, subject to the south 50 feet of the overall site remaining zoned OS.

PLANNING COMMISSION ACTION:

(MARCH 9, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 1 absent and 1 abstain (Brown).