

FILE NO.: Z-9429

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NAME: Harris Short-form PCD

LOCATION: 8122/8124 Stagecoach Road

DEVELOPER:

Danny Harris  
PO Box 190663  
Little Rock, AR 72219  
(501) 455-2225

OWNER/AUTHORIZED AGENT:

SURVEYOR/ENGINEER:

Stan Cunningham

AREA: 0.87 -acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 17

CENSUS TRACT: 42.21

CURRENT ZONING:

R-2

ALLOWED USES:

R-2, Single Family

PROPOSED ZONING:

PCD

PROPOSED USE:

C-3 Uses, Auto Repair Garage, and Building  
Materials Sales (Open)

VARIANCE/WAIVERS:

None

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BACKGROUND:

The property at 8122/8124 Stagecoach Road is a single parcel containing two commercial structures. These buildings are occupied by an auto repair use at 8122 Stagecoach and a building materials sales (open) at 8124 Stagecoach. When this property was annexed to the city in 1979, the R-2 zoning was applied.

Presently, the building materials sales use is considering expanding into the building occupied by the auto repair use, necessitating the request for PCD zoning.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning to PCD to allow C-3 uses, auto repair garage, and building materials sales (open) with no change to the configuration of the existing buildings or legal composition.

B. EXISTING CONDITIONS:

The property is developed with two buildings. The front structure contains an auto repair use and the rear structure is occupied by a building materials sales use. Between the two buildings is a service yard for storage of building materials, primarily granite slabs. Parking is located along the west side of the property and in the front.

This portion of Stagecoach Road is largely commercial in character on the north side and residential on the south. Immediately west of this parcel, a commercial strip center is under construction. An auto salvage yard is located to the east.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Crystal Valley and Southwest Little Rock United for Progress neighborhoods.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 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. A special Grading Permit for Flood Hazard Areas will be required per Sec. 8-283 prior to construction or proposed expansion.
4. A substantial area of the site including both structures lies within the regulated floodplain of Fourche Creek. Improvements to the interior and exterior of the structures of 50% or more of the market value of the structure will require the existing structure to comply the current floodplain regulations with floodproofing being required. Any expansions to the existing structures of any size must be elevated with the top of the finished floor of the addition placed 1 ft. or more

above the base flood elevation which is approximately 288.5 ft. MSL. The existing lowest elevation of the south building on the site appears to be about 286 ft. MSL.

5. Provide a parking plan.

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

Little Rock Water Reclamation Authority: Sewer available to the site.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

No objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**Full plan review.**

**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.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment.

Planning Division:

This request is located in Crystal Valley Planning District. The Land Use Plan shows Commercial (C) for these properties. The Commercial 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 applicant has applied for rezoning from R2 (Single-Family District) to PCD (Planned Commercial Development) to allow C-3 uses of existing buildings.

Master Street Plan: South of the property is Stagecoach Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (June 26, 2019)

The applicant was present. Staff presented the request. Planning staff requested documentation of a cross access easement with the property to the east and for a parking plan compliant with off-street parking minimums and landscaping requirements, as the survey did not clearly indicate sufficient paved parking on the site.

The Public Works comments regarding the flood plain was also discussed.

Comments from all other departments and reviewing agencies were noted. The applicant was instructed to respond to issues by July 3, 2019. The committee forwarded the request to the full commission.

I. ANALYSIS:

This request is intended to bring the site into zoning compliance and to allow for the possible change of use of one of the buildings. An onsite visit with the applicant indicated the property has sufficient paved parking and no additional parking or landscaping would be required at this time. Documentation of a cross-access easement with the property to the east has also been provided. Signage will be as allowed in commercial zones.

This section of Stagecoach Road—particularly on the north side—is trending away from nonresidential use. While this site has been developed and used for commercial purposes for a number of years, having a commercial zoning established on the property will enable additional investment and improvements.

J. STAFF RECOMMENDATION:

Staff recommends approval of the PCD subject to compliance with the comments and conditions outlined in paragraphs D, E, and the staff analysis in the agenda staff report.

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PLANNING COMMISSION ACTION: (JULY 18, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.