

January 11, 2024

ITEM NO.: 14

FILE NO.: Z-9877

NAME: The Landry Group – Vehicle Parking & Storage – PD-C

LOCATION: 8503 Mabelvale Pike

DEVELOPER:

Amy L. Tracy (Owner)  
The Landry Group, LLC  
5724 Riviera Drive  
Benton, AR 72019  
(501) 749-5421  
[amytracy@landrygrp.com](mailto:amytracy@landrygrp.com)  
The Landry Group, LLC (Owner)

OWNER/AUTHORIZED AGENT:

Amy L. Tracy (Owner)  
The Landry Group, LLC  
5724 Riviera Drive  
Benton, AR 72019  
(501) 749-5421  
[amytracy@landrygrp.com](mailto:amytracy@landrygrp.com)  
The Landry Group, LLC (Owner)

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065  
(501) 888-5336

AREA: 2.54 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING:

R-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 2.54-acre property located at 5803 Mabelvale Pike from R-2 to PD-C to allow use of the property as semi-truck, RV, Boat and Trailer parking and storage. The operating hours will be from 4:00 a.m. to 11:00 p.m., seven (7) days a week.

B. EXISTING CONDITIONS:

The property is located in an R-2 zoning. The request is in the Geyer Springs West Planning District. The application area is currently wooded and undeveloped. To the south of the site is undeveloped acreage classified as RM, to the north of the site is a mobile home park then more undeveloped acreage as RM. East of the site is PK/OS buffer. West of the application area, across Mabelvale Pike, is Light Industrial (LI) with residential uses and freight warehouses. The Future Land Use Plan shows Residential Medium Density (RM) for the requested area.

The acreage will be cleared and covered with gravel at first but during Phase II it will then be asphalt. The entire property will be fenced, and lighting added for safety. There will be a small office and a restroom facility built on the property. Semi-trucks will be allowed to "idle" overnight, but the primary goal is long term storage, if there are any extra spaces, they will be opened for short-term parking. Applicant agrees to comply with short-term parking being located away from residential areas while long term storage is located in other parts of the property. The proposed use of overnight parking for semi-trucks, storage of RV's boats and trailers is scheduled to be in operation by February of 2024 if approved by the City.

C. NEIGHBORHOOD COMMENTS:

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:

1. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts

and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.

3. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
4. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
5. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
8. Mabelvale Pike is classified as a collector per the City's master street plan. Therefore, per City's boundary street ordinance, construction of boundary street improvements along property's western frontage on S Mabelvale Pike for a collector street standard and dedication of additional right of way per master street plan is required. Total right of way dedication required is thirty (30) feet from street centerline. Additional right of way dedicated from the

centerline of right of way more than thirty (30) feet may be required by Department staff depending on the location of the centerline of the street in relation to the centerline of the right of way if both centerlines do not coincide currently for Mabelvale Pike.

9. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
10. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
11. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
12. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
13. Per City Code 31-210 (e) (2) for collector streets, the minimum driveway spacing shall be two-hundred fifty (250) feet. Driveway spacing shall be centerline to centerline. The minimum driveway spacing from the property line shall be one hundred twenty-five (125) feet. A lot will require six hundred twenty-five (625) feet of frontage for two (2) driveways. A request for variances from these three City code requirements to the Planning Commission as part of the application for the PD-C will be required.
14. All lighting for the property shall be kept on site, and the lighting shall not trespass on adjacent properties. Any lighting shall be so placed as to reflect away from adjacent residential districts per City Code Sec. 36-298 for commercial districts.
15. Per City Code Sec. 36-298, no excessive or unusual noise, odor, or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds

the general level noise, odor, or vibration emitted by used adjacent to or immediately surrounding the site.

16. Noises generally prohibited on site shall comply with City Code Sec. 18-52 (a), (b), (c).
17. Where are the landscaping/natural buffer areas and screening/fencing areas shown along the site's property lines?

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

Little Rock Water Reclamation Authority: A sewer main extension may be required. Please submit wastewater drawings to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

**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 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 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 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.

**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 replaces 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.

**Fire Hydrants**

Locate Fire Hydrants as per Appendix C of the 2021 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 Code: 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:

The request is in the Geyer Springs West Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) accommodates a broad range of housing types including

single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is to rezone from R2 to PD-C for a vehicle parking and storage area.

The application area is currently wooded and undeveloped. To the south of the site is undeveloped acreage classified as Residential Medium Density (RM). The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. To the north of the site is a mobile home park then more undeveloped acreage as Residential Medium Density (RM). East of the site is Park/Open Space (PK/OS) buffer. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. West of the application area, across Mabelvale Pike, is Light Industrial (LI) with residential uses and freight warehouses. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

This site is not in an Overlay District.

Master Street Plan:

Mabelvale Pike 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:

Mabelvale Pike is on the Master Bike Plan as BIKEWAY III-ROUTE. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone 2.54-acre property located at 5803 Mabelvale Pike from R-2 to PD-C to allow use of the property as semi-truck, RV, boat and trailer parking and storage. The operating hours will be from 4:00 a.m. to 11:00 p.m., seven (7) days a week.

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

The applicant notes that 32 gallon to 95 gallon trash cans will be on site for trash collection.

Any signage placed on the sit must comply with Section 36-555 of the City’s Zoning Ordinance (signs allowed in commercial zones).

The site plan submitted by the applicant shows land use/landscape buffers along all perimeters of the site. All land use buffers must comply with zoning ordinance requirements.

Staff supports the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed PD-C use is appropriate for this location.

January 11, 2024

ITEM NO.: 14 (Cont.)

FILE NO.: Z-9877

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I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C zoning request subject to compliance with the comments and conditions noted in paragraphs D, E and F and the staff analysis of the agenda staff report.

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PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

Staff presented the item and a recommendation for approval. The applicant was not present. The application was deferred to the January 11, 2024, Agenda.