

January 11, 2024

ITEM NO.: 15

FILE NO.: Z-6304-A

NAME: Isom Barber/Beauty Salon – Conditional Use Permit

LOCATION: 4120 John Barrow Road

DEVELOPER:

Progressive Construction Company, Inc. (Owner)
4120 John Barrow Road
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Roma Isom (Agent)
3224 Shackleford Pass
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.43 acre

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 24.05

CURRENT ZONING: O-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a barber/beauty shop located at 4120 John Barrow Road within an existing building. Operating hours will be from 8am to 9pm, Tuesday thru Saturday and will employ five (5) barbers/beauticians. The property is located within the John Barrow Overlay District.

B. EXISTING CONDITIONS:

The property contains an existing one-story, 1,424 square foot building. An existing driveway provides access from W. 42nd Street. The properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: 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: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow a barber/beauty shop located at 4120 John Barrow Road within an existing building. Operating hours will be from 8am to 9pm, Tuesday thru Saturday and will employ five (5) barbers/beauticians. The property is located within the John Barrow Overlay District.

The property contains an existing one-story, 1,424 square foot building. An existing driveway provides access from W. 42nd Street. The properties surrounding the site contain a mixture of zoning and uses.

The hair salon will contain five (5) employees utilizing five (5) work stations. The operating hours will be from 8:00am to 9:00pm, Tuesday through Saturday.

Ingress/egress is provided by a concrete driveway extending from W. 42nd Street.

Chapter 36-502(3)(f) requires seven (7) spaces for the proposed use. The applicant notes ten (10) dedicated parking spaces for the barber/beauty shop. Staff feels the parking is sufficient for the proposed use.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-555 of the City's Zoning Ordinance (Signs allowed in commercial zones).

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

The site plan does not show a dumpster on the property at this time. The applicant notes standard City trash collection will be provided weekly. Any new dumpster installed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

Staff is supportive of the requested conditional use permit. The applicant has provided responses to questions raised by staff during the review of this application. Staff feels that this is a good location and repurposing of an existing building for a barber/beauty use to serve the community at large. There are additional barber/beauty uses along the John Barrow corridor and within the general area. Staff feels that the proposed use and the minor increase in traffic should have no adverse impact on surrounding properties.

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I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.