

January 11, 2024

ITEM NO.: 22

FILE NO.: Z-6237-B

NAME: Woobank Hair Salon – Revised PD-O

LOCATION: 14104 Taylor Loop Road

DEVELOPER:

Roby Woobank (Owner)
4220 Forrest Dale Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Roby Woobank
4220 Forrest Dale Drive
Little Rock, AR 72223

SURVEYOR/ENGINEER:

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

AREA: 0.46 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 1

CENSUS TRACT: 42.12

CURRENT ZONING: PD-O

BACKGROUND:

On January 9, 1997, the Little Rock Planning Commission approved to rezone subject property from R-2 to PD-O (Z-6237) with conditions. On February 18, 1997, Ordinance No. 17404 was passed by the Board of Directors which rezoned the property from R-2 to PD-O to allow a veterinary clinic use in the existing single-family residence and allow the existing garage to be used as an indoor boarding facility.

On January 6, 2004, Ordinance No.19025 was passed by the Little Rock Board of Directors, which approved the revision of the previously approved planned development to allow a two-story addition to the single-story building to be utilized as additional storage space and providing additional space for boarding felines. The future expansion allowed

the addition of twenty (20) animals on site for a total of forty-two (42) animals. All remaining aspects of the previously approved planned development remained unchanged.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PD-O to allow a barber/beauty use (hair salon) within an existing two-story building. Operating hours will be from 8am to 5pm, Tuesday thru Saturday, with occasional operating hours on Mondays. The facility will employ 3-4 cosmologists.

B. EXISTING CONDITIONS:

The property contains an existing two-story, 1,232 square foot principal structure and a one-story, 402 square foot utility building. An existing driveway provides access from Taylor Loop Road. A majority of the property contains paving to accommodate client parking. 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: Life Safety Inspection

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. The property must also comply with the requirements of the Highway 10 Overlay District.
3. 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 River Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required. The application is to rezone from PD-O to PD-O for a Hair Salon.

The application area and three lots to the south are Suburban Office (SO) use with a dentist office. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required. To the north and west is Commercial (C) use with an office and a bank. 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. To the east across Taylor Loop Road is an area of Transition (T). Transition is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential

and office uses if the proposals are compatible with quality of life in nearby residential areas.

This site is in Highway 10 Overlay District.

Master Street Plan:

Taylor Loop Road is shown as a Minor Arterial on the Master Street Plan Map. 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. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may need more ROW and/or paving width. Access may need to be limited.

Bicycle Plan:

Taylor Loop Road is shown with a proposed BIKEWAY II-LANE. Class II Bike Lanes are a route designated by painted strips separating the bikeway from motor vehicle traffic and intended for the sole use by bicycles. Additional pavement markings and signage is required.

Historic Preseveration Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

On January 9, 1997, the Little Rock Planning Commission approved to rezone subject property from R-2 to PD-O (Z-6237) with conditions. On February 18, 1997, Ordinance No. 17404 was passed by the Board of Directors which rezoned the property from R-2 to PD-O to allow a veterinary clinic use in the existing single-family residence and allow the existing garage to be used as an indoor boarding facility.

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The applicant is now proposing to amend the previously approved PD-O to allow a barber/beauty use (hair salon) within an existing two-story building.

The property contains an existing two-story, 1,232 square foot principal structure and a one-story, 402 square foot utility building. A majority of the property contains paving to accommodate client parking. The properties surrounding the site contain a mixture of zoning and uses.

The hair salon will employ 3-4 cosmologists. Operating hours will be from 8am to 5pm, Tuesday thru Saturday, with occasional operating hours on Mondays.

An existing driveway provides access from Taylor Loop Road. The site plan shows ample parking and space for maneuvering of vehicles.

The site plan shows thirteen (13) parking spaces for client related parking with parking in the front of the building with additional parking in the rear. Staff feels the parking is sufficient for the proposed use.

Any signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in institutional and office 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 PD-O revision. 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 (hair salon) to serve the community at large. Staff feels that the proposed use and minor increase in traffic along Taylor Loop Road should have no adverse impact on surrounding properties. The intensity of the proposed use should prove to be approximately the same as the previous vet clinic use.

I. STAFF RECOMMENDATION:

Staff recommends approval of revised PD-O, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report.