

May 9, 2024

ITEM NO.: 7

FILE NO.: S-1965

NAME: Tract 1, Razorback Square Shopping Center – Replat

LOCATION: 2500 Cantrell Road

DEVELOPER:

Xcited Riverdale, LLC  
5100 JB Hunt Drive, Suite 800  
Rogers, AR 72758

OWNER/AUTHORIZED AGENT:

Xcited Riverdale, LLC – Owner  
Shettles Surveying and Consulting, PLLC – Agent

SURVEYOR/ENGINEER:

Shettles Surveying and Consulting, PLLC  
P. O. Box 25761  
Little Rock, AR 72221

AREA: 17.53-acres      NUMBER OF LOTS: 5      FT. NEW STREET: 0 LF

WARD: 3      PLANNING DISTRICT: 4      CENSUS TRACT: 15.02

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat Lot 1, Razorback Square Shopping Center Addition into five (5) total lots; one (1) large primary lot and four (4) outparcels.

B. EXISTING CONDITIONS:

The property is developed as a mixed commercial development, with two (2) principal commercial buildings and two (2) smaller structures on lease parcels. A branch bank facility which previously existed on the site was recently removed.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS:

1. Vehicular access easements shall be shown on the proposed replat from Cantrell Road (AR State Hwy. 10) to each individual tract (Tracts 4, 5, 6, & 7.) for the commercial subdivision.

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

Little Rock Water Reclamation Authority: The 15' "Water" easement (instrument No. 2009047567) through Tracts 4 & 5 should be listed as a "Sanitary Sewer" Easement. Instrument 2009047567 accurately labels the easement and needs to match.

Entergy: No comments received.

Summit Utilities: Replat Razorback Square Shopping Center – No objections to the replat. There are gas facilities in the area that could be impacted by construction, and Summit recommends having all facilities marked prior to any construction activities.

AT & T: No comments 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:

**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.

**30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4**

**D105.1 Where Required.** Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of

the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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 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.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

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 proposes to replat Lot 1, Razorback Square Shopping Center Addition into five (5) total lots; one (1) large primary lot and four (4) outparcels. The replat is proposed primarily to create outparcels where lease parcels have existed for a number of years.

The property is developed as a mixed commercial development, with two (2) principal commercial buildings and two (2) smaller structures on lease parcels. A branch bank facility which primarily existed on the site was recently removed.

The proposed lots are as follows:

Lot 1A – 14.36 Acres

Lot 4 – 0.74 Acre

Lot 5 – 0.71 Acre

Lot 6 – 0.88 Acre

Lot 7 – 0.84 Acre

The property is zoned C-3. Section 36-301 (e) (4) of the City's Zoning Ordinance requires a minimum lot width of 100 feet and a minimum lot area of 14,000 square feet for lots in the C-3 zoning district. The proposed lots conform with ordinance standards. The applicant is requesting no variances with the replat request.

According to paragraph D. of the staff report, "Vehicular access easements shall be shown on the proposed replat from Cantrell Road (AR State Hwy. 10) to each individual tract (Tracts 4, 5, 6 &7) for the commercial subdivision."

The applicant will need to provide the required cross-access (and cross-parking) easements on the final plat document. Otherwise, to staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested replat. The proposed replat should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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