

FILE NO.: Z-8310-B

---

NAME: Smith Development Revised Short-form POD

LOCATION: Located at 7801 Cantrell Road

DEVELOPER:

Willis Smith  
5 Inwood Circle, Suite 104  
Little Rock, AR 72211

SURVEYOR:

Brooks Surveying  
10820 Arch Street Pike  
Hensley, AR 72065

ARCHITECT:

Terry Burruss Architects  
11912 Kanis Road, F-8  
Little Rock, AR 72211

AREA: 0.642 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 3 – West Little Rock

CENSUS TRACT: 22.03

CURRENT ZONING: POD

ALLOWED USES: Office (70%) and Retail (30%)

PROPOSED ZONING: Revised POD

PROPOSED USE: Add health studio and spa as an allowable use

VARIANCE/WAIVERS: None requested.

---

BACKGROUND:

Ordinance No. 19,935 adopted by the Little Rock Board of Directors on March 18, 2008, rezoned the site from O-3, General Office District and C-3, General Commercial District to POD. The property contained two (2) parcels; one (1) zoned office and the second zoned commercially. Parcel 1 contained a building with approximately 5,068 square feet

and was zoned O-3, General Office District. Parcel 2 contained a carwash facility (5 bays) and was zoned C-3, General Commercial District. The development was proposed in two (2) phases. The first Phase included the modification of the structure on Parcel 1 removing approximately 1,500 square feet and renting the space as commercial space. Phase II consisted of the removal of the carwash facility on Parcel 2 and the construction of a two (2) story office building containing 8,000 square feet. The driveway located on Biscayne Street was also proposed for removal during the Phase 2 construction. Building located on Parcel 1 was not modified and the carwash located on Parcel 2 was removed.

The hours of operation were proposed from 8 am to 5 pm Monday through Saturday for the office users. The commercial users will extend their closing hour until 9 pm. The dumpster service hours were limited to 6 am to 7 am Monday through Saturday.

Phase I proposed to use the existing 5,068 square foot building located on Parcel 1 for commercial uses as defined in the C-1, Neighborhood Commercial Zoning District less, restaurant use.

Ordinance No. 20,083 adopted by the Little Rock Board of Directors on March 3, 2009, allowed a revision to the previously approved site plan. The applicant proposed to amend the previously approved POD to allow an addition on the building located on the west side of the building. The addition was proposed to contain 560 square feet and was to be used as inventory storage for the clothing store. There were no other modifications proposed to the previously approved development plan. The addition was completed to western side of the building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to amend the previously approved POD, Planned Office Development, to add health studio and spa as an allowable use for the existing building located on the site. The request includes to maintain the previously approved office building located on the former carwash property for future development.

B. EXISTING CONDITIONS:

The building located on Parcel 1 contains a number of users including a clothing store. The multiple bay carwash has been removed from Parcel 2. Watt Street has been closed by the Highway Department and currently terminates in a cul-de-sac between this property and the McDonalds property located to the east. There is an alley located between the two (2) buildings with an office building, facing Biscayne Drive located to the west. There are a series of drives which connect these properties to Biscayne Drive and the properties on Biscayne Drive to Watt and T Streets.

In the area, there are residential and non-residential uses. There is a beauty salon in a converted residential structure located to the west and a school located in a number of converted structures located to the south. There is an office building located on the southeast corner of T and Watt Streets.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Kingwood Neighborhood Association and the Merriwether Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20-foot radial dedication of right-of-way is required at the intersection of Watt Street and T Street.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. The existing sidewalk adjacent to Watt Street should be extended to the sidewalk adjacent to Cantrell Road.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Power lines currently exist along Cantrell Road and on the west side of this property. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas

Department of Health Engineering Division and the Little Rock Fire Department is required.

3. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
4. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. 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.
2. 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 (Jason Lowder 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.

Rock Region Metro: Location is currently served by METRO, route 1, nearby at Cantrell Rd. and Mississippi St. We recommend closing old curb cuts which are not accessible or are too close to intersections per current regulations. By closing and consolidating curb cuts it will enhance pedestrian and disabled access to the facility.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Planning Division: This request is located in the West Little Rock Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a revision of POD (Planned Office District) to add a health studio spa as an allowable use.

Master Street Plan: To the northwest of the property is Biscayne Drive and it is a Collector, to the northeast of the property is Cantrell Road and it is a Principal Arterial, to the southeast is Watt Street and it is a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. All vehicular use areas which were in existence prior to the effective date of the Landscape Ordinance may continue as non-conforming until such time a building permit is issued to rehabilitate a structure on the property exceeding (50) percent of current replacement cost of the structure. At such time (50) percent of the existing vehicular use area shall be brought into compliance and shall continue to full compliance on a graduated scale based on the percentage of rehabilitation cost.
3. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten

(10) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale.

4. 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. SUBDIVISION COMMITTEE COMMENT: (November 22, 2016)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested Mr. Burruss provide the square footages of the existing uses. Staff also requested Mr. Burruss provide the proposed signage plan and any proposed changes to the existing signage located on the site.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersections of the abutting streets. Staff stated the existing sidewalk on Watt Street should be extended to connect with the existing sidewalk on Cantrell Road.

Landscaping comments were addressed. Staff stated the new parking lot would require landscaping to meet the minimum requirements of the landscape and buffer ordinances. Staff stated a minimum planting strip of nine (9) feet was required around the sites perimeters where abutting a public street. Staff stated any existing landscaped areas which were deficient would require upgrades per the minimum ordinance requirements with modifications to the existing developed site.

Rock Region Metro comments were addressed. Staff stated the location was currently served by Rock Region Metro. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues raised at the November 22, 2016, Subdivision Committee meeting. The applicant has removed the proposed parking area located on the former carwash site and has revised the site plan to include the placement of an office building as was previously approved by the Board of Directors in 2009.

The request is to amend the previously approved POD, Planned Office Development, to add health studio and spa as an allowable use for the existing building located on the site. The site is currently developed as a mixed use development including retail, office and the health studio and spa (yoga studio).

The building contains 5,500 gross square feet of floor area. There are 24 parking spaces located on the site. Parking for a mixed use development, based on one (1) parking space per 225 gross square feet of floor area would typically require the placement of 24 parking spaces to serve the site.

The applicant is not proposing any modification to the existing signage plan. Each of the lease spaces are allow a maximum of ten (10) percent of their façade area for building signage. The development is allow a single ground mounted sign not to exceed 36-feet in height and 160 square feet in sign area.

The applicant has indicated there is not a dumpster located on the site and the current tenant mix does not require a dumpster. The applicant notes should a dumpster be required in the future the dumpster will be placed behind the building and screened per typical ordinance standards. The dumpster hours will also be limited to daylight hours or serviced between the hours of 7 am to 6 pm Monday through Friday.

Staff is supportive of the request. The applicant is seeking approval to allow the addition of a health studio and spa as an allowable use for the existing developed site. There are no modifications proposed to the existing building or parking areas. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the addition of the health studio and spa is appropriate.

I. STAFF RECOMMENDATION:

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

---

PLANNING COMMISSION ACTION:

(DECEMBER 15, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 open position.