

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
JULY 19, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance approving a Planned Zoning Development titled National Properties Holdings, LLC, Revised PCD, located at 18406 Cantrell Road (Z-5224-L).	√ <b>Ordinance</b> Resolution	Bruce T. Moore City Manager
<b>Submitted By:</b>		
Planning & Development Department		

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<b>SYNOPSIS</b>	The applicant is requesting that the 0.337-acre property, located at 18406 Cantrell Road, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow an amendment to a previously-approved PCD, by adding additional parking.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
<b>BACKGROUND</b>	The applicant proposes to revise the previously-approved PCD, Planned Commercial Development, by adding parking to serve the existing commercial building. The applicant acquired an additional 0.135-acre piece of property immediately north of the existing site to provide additional parking. The property is located on the north side of Cantrell Road at Norton Road and lies within the Highway 10 Design Overlay District (DOD). The additional acreage allows the applicant to revise the previously-approved PCD to develop a parking lot which will add an additional nine (9) parking spaces, increasing the total number of spaces to twenty-one (21).

**BACKGROUND  
CONTINUED**

The proposed parking lot will be located on the north side of the existing building and will have five (5)-foot setbacks from the north, east and west property lines and contiguous with the existing parking. The access drive along Cantrell Road provides access to proposed parking located to the north of the existing building. The increase in additional parking spaces allows the applicant to utilize C-3, General Commercial District, uses, including a restaurant, as a permitted use. The applicant notes front and rear entrance as shown on the site plan and relocating the handicap parking space closer to the front entrance will be considered during design plans.

No additional lighting is proposed at this time. The applicant notes any additional lighting will be low-level and directed away from adjacent properties.

No additional signage is proposed at this time. The existing monument and wall signage complies with Highway 10 DOD, and any additional signage must comply with the DOD Standards.

A dumpster is located in the rear of the building in the northeast corner of the proposed parking lot. The dumpster screening must comply with Section 36-523 of the City's Zoning Ordinance.

The applicant notes landscaping requirements will comply with Section 15 of the City's Landscape Ordinance.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.