

FILE NO.: Z-9811

NAME: Rezoning from R-2 and O-3 to C-3

LOCATION: Northeast of the Cantrell Road / Valley Ranch Drive intersection (18404 Cantrell Road)

DEVELOPER:

FC Grass Farms LLC and 18404 Cantrell LLC (Owner)
6020 Ranch Drive, Suite C-7
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Brian Dale (Agent)
Joe White & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 4.618 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 7 CENSUS TRACT: 42.05

CURRENT ZONING: R-2 and O-3

VARIANCE/WAIVERS: None requested.

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 4.618-acre, 2 lot site located at 18404 Cantrell Road from R-2 and O-3 to C-3 to allow for future commercial development.

B. EXISTING CONDITIONS:

The site is currently undeveloped. Trees and heavy brush are located throughout the property. There is a mixture of zoning and uses in all directions of the site. The City's Future Land Use Plan shows Office (O) and Mixed Use (MX) for the requested area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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: No comments.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 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.

Landscape: No comments

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Pinnacle Planning District. The Land Use Plan shows Office (O) and Mixed Use (MX) for the requested area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical)

as well as general offices which support more basic economic activities. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. There is an accompanying Land Use Plan amendment to Commercial (C) for this site. 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. The application is to rezone from R-2, Single Family and O-3, General Office to C-3, General Commercial.

Surrounding the application area to the east is an area of Mixed Use (MX) with large residential tracts, a liquor store, auto repair business and an office. North is an area of Office (O) with offices, a rehab facility, and a subdivision developed with townhomes. East of the townhomes is an area of Residential Low Density (RL) with a developed subdivision. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Future Land Use Plan for this area was amended in 2014 (Ord. 20921) to RL from O. West, across Valley Ranch Drive is a partially wooded tract of pasture in a Suburban Office (SO) district. 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. South of Cantrell Road is an area of Suburban Office (SO) with two large residential tracts. The Future Land Use Plan for this area was amended in 2022 (Ord. 22157) to SO from RL. The SO is located within a large Residential Low Density (RL) area with single family homes and a day care facility. South of Cantrell Road to the east is an area of Mixed Use (MX) with two sit-down restaurants, a trailer park, a vacant wooded lot and a large tract with a single-family home.

This Site is in the Hwy 10 Design Overlay District.

Master Street Plan:

Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Dedication of additional right-of-way may be required to allow for future expansion to six through lanes plus left and right turn lanes. Standard Right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. Valley Ranch Drive is shown on the Master Street Plan as a Collector. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials or activity centers with the secondary function of providing access to adjoining property. Standard Right-of-Way is 60 feet.

Sidewalks are required on one side. These streets may require additional right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road is shown on the Master Bike Plan with a proposed Bikeway-1 Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone a 4.618-acre, 2 lot site located at 18404 Cantrell Road from R-2 and O-3 to C-3 to allow for future commercial development.

The site is currently undeveloped. Trees and heavy brush are located throughout the property. There is a mixture of zoning and uses in all directions of the site.

The City's Future Land Use Plan shows Office (O) and Mixed Use (MX) for the requested area. A proposed land use plan amendment from Office (O) and Mixed Use (MX) to Commercial (C) is a separate item on this agenda.

Staff is in support of the requested rezoning from R-2 and O-3 to C-3 to allow for the development of commercial use. Staff feels the proposal is in character with the neighborhood and will have no adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 10, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was approved.