

FILE NO.: Z-5570-C

NAME: Lush Lemon Therapy Retreat Short-form PD-O

LOCATION: Located at 12418 Cantrell Road

DEVELOPER:

Joseph Eick
25 Courtside Place
Little Rock, AR 72210

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 1.41 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1- River Mountain

CENSUS TRACT: 42.05

CURRENT ZONING: PD-O

ALLOWED USES: O-1, Quiet Office District uses

PROPOSED ZONING: Revised PD-O

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

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 16,905 adopted by the Little Rock Board of Directors on June 20, 1995, approved a rezoning of the property from R-2, Single-family to PD-O, Planned Development Office. The applicant proposed to remodel an existing single-story residence, located on a 1.4-acre tract and use the building for uses permitted by right in the O-1, Quiet Office zoning district. The existing structure included a 2-car carport, the west wall of which was located on the west property line of the tract. The driveway extended from Cantrell Road to the carport. Head-in parking was proposed to be added in front of the structure and off the driveway, with four (4) additional spaces proposed to

be provided within the front yard area and an additional four (4) spaces added behind the building. The required 40-foot landscape buffer along Cantrell Road was to be provided, as was the required landscape buffer at the east, rear and west property lines, except in the area where the structure extended to the property line.

On October 28, 2002, the Little Rock Board of Adjustment approved a variance request to allow the placement of ground sign along Cantrell Road located with a zero setback from the property line. The sign approved was six (6) feet in height and 32 square feet in area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a revision to the previously approved PD-O zoning to allow the addition of a health studio and spa in addition to the existing O-1, Quiet Office District uses, as an allowable use for the property. Lush Lemon Therapy Retreat, LLC is proposing to lease the space from the current property owner and locate their business at this site. Lush Lemon Therapy Retreat will be an establishment that focuses on health and wellness through quality body work and foot soak therapy. In addition there will also be some retail associated with the products used in the therapy seasons.

B. EXISTING CONDITIONS:

The property contains an office building located within a former single-family residence. The property to the east is an office building (located on O-3, General Office Zoning District) and the property to the immediate west is a vacant R-2, Single-family zoned property. To the west of the vacant property is a medical office and a training (sports and personal) and therapy facility. South of the site is an office development, a church and a mechanical contractor's office. The Walton Heights Subdivision is located to the north of this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, the Piedmont Property Owners Association and the Walton Heights-Candlewood Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

2. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Cantrell Road in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan. The 1995 approval of the PD-O for this property required sidewalk to be constructed.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to the site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Contact Entergy in advance to discuss 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. 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.

Fire Department:

1. 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 on Route 25 Pinnacle Mountain. We have no objection to planned use. Provide pedestrian access from the transit route in your final site design plans.

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a revision of PD-O (Planned Office District) to add a health studio spa as an allowable use to the existing O-1 office uses. The review area is within the Highway 10 Design Overlay District.

Master Street Plan: To the south of the property is Cantrell Road and it is a Principal Arterial on the Master Street Plan. 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. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along Highway 10. A Bike Path is to be a paved path physically separate for the use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Highway 10 Design Overlay District.
2. Provide paving and parking areas as per previous approved plan.
3. Any dead, diseased, missing landscaping must be replaced.
4. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
5. 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: (August 31, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the site had developed with additional parking in the rear of the building but the

development was not constructed in accordance with the approved site plan. Staff stated the drive lane and parking was to be completed in accordance with the approved site plan. Staff also stated the parking spaces located in front of the building were to be striped in accordance with typical ordinance standards. Staff questioned the days and hours of operation, the number of therapist and the proposed signage plan.

Public Works comments were addressed. Staff stated a right of way dedication to 55-feet from centerline was required along Cantrell Road. Staff stated sidewalks with appropriate handicap ramps were required to be installed along the street frontage.

Landscaping comments were addressed. Staff stated any dead, diseased or missing landscaping was to be replaced. Staff noted the previous comment concerning the parking layout.

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 cover letter to staff addressing most of the technical issues associated with the request as raised at the August 31, 2016, Subdivision Committee meeting. The applicant has provided the days and hours of operation, the number of therapists and indicated there will be no change to the proposed signage plan. The existing sign will be refaced to advertise the business.

The request is to revise the previously approved PD-O zoning to add a health studio and spa as an allowable use for the site. The current approval allows O-1, Quiet Office District uses, as an allowable use for the property. The applicant is proposing to lease the space from the current property owner and perform cosmetic upgrades to the interior and exterior of the building.

The applicant has indicated the business will focus on health and wellness through body work, massage therapy, and foot soak therapy. Associated with the therapies some retail items associated with the products used in the therapy seasons will be provided.

The site contains a building with 2,200 square feet. Parking for the use is typically based on one (1) parking space per 200 gross square feet of floor area. Based on this calculation eleven (11) parking spaces would typically be required to serve the site. The plan includes eight (8) parking spaces. The applicant has indicated customers are scheduled by appointment only. There are few employees of the business. The front four (4) parking spaces will be used as customer parking and all staff parking will be located in the rear of the building.

The hours of operation are primarily by appointment only. The appointments range from 7:00 am to 8:00 pm. The days are primarily Monday through Friday.

It is anticipated there will be four (4) therapist with the potential of adding an additional employees in the future.

The applicant has indicated there will not be a dumpster located on the site. All trash generated from the site can be removed from the site with the placement of typical residential refuse cans.

When the site was redeveloped the former owner did not follow the approved site plan. The owner also did not install the sidewalk along Cantrell Road as was required with the original approval. The drive along the eastern boundary was not constructed to a 20-foot width and the parking stalls within the rear yard area were not properly installed (paved area and depth of the parking stalls) or striped. Staff recommends based on the number of therapist the parking be provided as previously required. The proposed use of the building would typically require the placement of eleven (11) parking spaces. With four (4) therapist, four (4) clients and office personnel the parking as currently exist does not appear to be adequate to serve the use.

Staff is supportive of the applicant's request. The applicant is seeking approval to add a health studio and spa as an allowable use of the site. The site was previous used as an office use and the applicant has indicated only minor cosmetic repairs and changes will be made to the site. Staff feels the addition of the use as proposed by the applicant is appropriate provided proper parking is developed on the site.

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.

Staff recommends the driveway along the eastern portion of the site be widened and the parking located behind the building be constructed to meet the previously approved site plan.

Staff recommends the sidewalk along Cantrell Road be completed with the approval of this revision to the PD-O zoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item stating based on conversations with the applicant they were recommending deferral of this item to the November 3, 2016, public hearing. There was no further

discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.

STAFF UPDATE:

Staff has reviewed their previous recommendation and has determined the site as currently developed will adequately provide the required parking to serve the use. There are four (4) parking spaces located in the front of the building. There are an additional seven (7) spaces located behind the building that are currently paved. There are four (4) spaces which are currently graveled with compacted gravel in the rear which can provide overflow and employee parking. The use of the site for a therapy business would typically require a total of eleven (11) parking spaces. With the current paved areas and the graveled area to serve as any overflow parking staff feels the parking will be adequate to serve the use.

Staff previously indicated the drive to the rear of the building should be increased to a minimum width of 20-feet. Based on the existing conditions of the site and the dense landscaping along the eastern perimeter of the site, which screens the view of the parking from Cantrell Road, staff feels the drive should remain as currently constructed. The business is not a high volume traffic generating business. Clients are seen by appointment. The rear parking will be used primarily by the business employees. Based on the use of the rear parking areas the existing 12-foot drive should adequately serve the rear parking area.

Staff does however continue to recommend the sidewalk along Cantrell Road be extended to the eastern side of this sites driveway. There is a sidewalk located along Cantrell Road to the east of this site. There is also a sidewalk located to the west of this site, one property removed. With the continuation of the sidewalk to the west additional safe pedestrian access can be provided to the area.

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:

(NOVEMBER 3, 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 8 ayes, 0 noes, 2 absent and 1 open position.