

FILE NO.: Z-5224-H

NAME: National Property Holdings, LLC – Revised PCD

LOCATION: 18406 Cantrell Road

DEVELOPER:

National Property Holdings, LLC
15924 Cantrell Road
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Michael Love
P.O. Box 17386
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Phillip Lewis
Lewis Engineering
23600 I-30
Bryant AR, 72002

AREA: 0.20 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 20

CENSUS TRACT: 42.05

CURRENT ZONING: PCD (Planned Commercial District)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

February 6, 1990 Ordinance No. 15,813 was and passed by the Board of Directors of the City of Little Rock. The rezoning was part of a larger effort to rezone the area “west of the city limits and north of Denny Road” as part of the implementation of the land use regulation of the extra-territorial planning area. At that time this property was zoned PCD to recognize the existing service station/auto repair use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise the previously approved PCD zoning in order to renovate the existing building and parking, and to allow C-3 permitted uses for the property.

B. EXISTING CONDITIONS:

The site lies within the Highway 10 Overlay District. The area north of the site contains both office and commercial uses and zoning. A single-family lot lies immediately east of the site followed by additional PCD's (Planned Commercial Developments) along the corridor. To the south and to the west lie a mixture of planned developments, office and single-family uses and zoning.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200-feet of the site along with the Aberdeen Court, Maywood Manor and Valley Ranch Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
2. Show the existing location with dimensions of the back of curb and sidewalk on Cantrell Road on the site plan.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36 feet. Driveway spacing on an arterial street is 300 ft. from intersections and other driveways and 150 ft. from the side property line. A variance is required for 2 driveways. Due to safety concerns, vehicles backing into Cantrell Road will not be approved.

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Full plan review

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.

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.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: Building permit required.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. Any existing vehicular use area that does not meet current code requirements may continue as nonconforming until such time a building permit is issued to rehabilitate a structure on the property exceeding fifty (50) percent of the current replacement cost of the structure. At such time fifty (50) 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 based upon the percentage of rehabilitation cost.
3. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area.
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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Pinnacle Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use 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. The application is to modify an existing PCD (Planned Commercial Development) District to allow C-3 (General Commercial) uses as future development. The site is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the east northeast and southeast (across Cantrell Road). Office (O) is shown to the north and west. Residential Low Density (RL) is shown to the south, across Cantrell Road. The Mixed Use 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 a scattering and retail uses, office and single-family homes in the Mixed Use area. 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 area currently shown for Office is wooded and undeveloped. 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 remain less than 6 units per acre. There is a daycare center immediately to the south. A metal shop and several homes are also within the area shown for Residential Low Density.

Master Street Plan: To the south is Cantrell Road, it is shown as 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 since it is a Principal Arterial. 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 is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. ANALYSIS:

The applicant proposes to revise the previously approved PCD zoning for the property at 18406 Cantrell Road. The property is located on the north side of Cantrell Road at Norton Road. The property is comprised of 0.20 acre and contains a one-story block commercial building which was previously used in conjunction with an auto repair business. The building is approximately 1,500 square feet in area, with a small canopy covering at the southwest corner of the

building. Existing paved parking is located on the south and west sides of the existing building. The property is located in the Highway 10 Design Overlay District. The 0.20 acre property was a legal lot of record prior to the adoption of the design overlay district.

The applicant proposes to renovate the existing commercial building and parking area on the west side of the building for commercial use. The applicant is requesting "C-3" General Commercial District permitted uses for the property.

With the renovation and redesign of the parking area on the west side of the building, nine (9) parking spaces will be provided (including two (2) under the existing canopy). A retail use within the existing building would typically require five (5) on-site parking spaces. An office use would require three (3) spaces. Staff believes the proposed parking will be sufficient to serve the development. However, staff will not support a restaurant use on the property, as there is not sufficient parking for this use. As part of the development plan, the applicant will remove the head-in parking at the southeast corner of the site and narrow the driveway to a single drive at the southwest corner of the site. This will eliminate possible safety issues with parking backing into the public right-of-way.

New landscaping will be provided on the site. Perimeter landscaping will be installed along all sides of the renovated parking area. The area where the head-in parking exists will also be landscaped.

The applicant notes that the site will be lighted with wall packs on the existing building, and the lighting will be directed downward and kept within the footprint of the site.

Signage will comply with the Highway 10 Design Overlay District standards. A ground sign must be a monument-type sign and located at least five (5) feet back from all property lines.

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 applicant is requesting no variances with the proposed PCD rezoning.

Staff is supportive of the requested PCD rezoning to allow use of the existing developed property for C-3 permitted uses. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning, with a large amount of commercial and office zoning in the immediate area.

The proposed PCD zoning will represent a continuation of the zoning pattern in this area along Highway 10. The proposed commercial zoning will be compatible with the area and should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, in the agenda staff report. Staff also recommends that any future use(s) of the property comply with the parking requirements of Section 36-502 of the code.

PLANNING COMMISSION ACTION:

(JANUARY 14, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.