

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 16, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Hamilton Station POD, located north of 14800 Cantrell Road (Z-7500-I).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant, John Rees, is appealing the Planning Commission’s recommendation of denial of the Hamilton Station POD located north of 14800 Cantrell Road.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends denial of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 4 ayes and 7 nays.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes rezone 10.67 acres from R-2, Single-Family District, and PCD, Planned Commercial Development, to POD, Planned Office Development. The Developer plans to construct a 40,000 square-foot commercial building on the 4.96 acres within the western portion of the overall property to contain O-3, General Office District, permitted uses with office showroom/warehouse and office/warehouse.</p> <p>During Phase I, the applicant is also requesting permission to regrade and clean up the remaining 5.71-acre portion of the overall property to the east, shown as Phase II on the site plan for future use. The applicant notes special permission will be obtained from Central Arkansas Water (CAW) prior to any construction activities conducted within Utility Easements.</p>	

**BACKGROUND  
CONTINUED**

The western 4.96-acre portion of the overall property is currently undeveloped and tree covered. Some site work has taken place with fill material being placed on the 5.71-acre area to the east. R-2 zoning and uses are contained north, east and west of the site. South of the site contains a mixture of existing commercial developments at 14524 through 14810 Cantrell Road. The property is not located in the Highway 10 Design Overlay District.

The site plan indicates that an area of 15,000 square-feet (Building Section A) will contain only spaces for office use. The remaining 25,000 square-feet, (Building Section B) will contain additional office spaces' including Office Showroom/Warehouse and Office Warehouse.

The proposed building height will be sixty-five (65) feet and be constructed of brick, stone, glass and metal on the rear of the building. The site plan shows a setback over 100 feet from the north (rear) property line, over eighty (80) feet from the south (front) property line, eighty-one (81) feet from the west property line and over sixteen (16) feet from what will be Phase II of the development.

The applicant notes that the hours of operation will be from 7:00 AM - 8:30 PM daily.

The main entrance to the proposed development will be at the southwest corner of the overall property, through the Pinnacle Creek Shopping Center property at 14810 Cantrell Road. In addition, the Developer will construct an emergency access to the west and bike path further to the west in the southwest corner of the development. The applicant is proposing 113 parking spaces. Staff feels the proposed parking is sufficient to serve this use.

The applicant notes that there will be a forty-one (41) foot enhanced undisturbed buffer along the west property line. Low and mid-level evergreen plantings will be required within this area to help screen this development from the single family residences to the west. All other buffer and landscaped areas will conform with ordinance requirements.

**BACKGROUND  
CONTINUED**

The applicant notes that there will be a retaining wall along the east side of the proposed enhanced undisturbed buffer. The retaining wall will have an average height of eight (8) feet. There will be an eight (8)-foot high opaque fence on top of the retaining wall. Evergreen plantings (Emerald Arborvitae) will be placed inside the screening fence. The evergreen plantings will have a six (6)-foot height at the time of planting, with a height of approximately fifteen (15) to twenty (20) feet in maturity. Staff believes that this with the enhanced undisturbed buffer will provide adequate screening for the residential properties to the west.

There will be a dumpster area located near the northwest corner of the developed area. The applicant notes that the dumpster area will be screened as per ordinance requirements.

Any site lighting must be low-level and directed away from adjacent properties.

All signage must conform with Section 36-553 of the City's Zoning Ordinance (signs allowed in office zones). Since the property has no direct street frontage, wall signs will be allowed on the south and east sides of the multi-tenant office building. A ground-mounted sign will be allowed at the entry drive at the southwest corner of the development.

The applicant is proposing an access easement and bike path construction at the southwest corner of the development. The bike path will be constructed as per Master Street Plan requirements.

Floodway is located along the north and east property boundaries. Any portion of the proposed development will be located at least twenty-five (25) feet back from the floodway. A stormwater detention area with easement will be located at the northwest corner of the development.

The applicant previously submitted (previous application) a traffic study for the proposed development to staff. The traffic study concluded the following:

“The traffic associated with the development of Hamilton Station has minimal impact to the traffic operations at the intersection of Cantrell Road and Taylor Loop Road.”

**BACKGROUND  
CONTINUED**

The Planning & Development Staff Engineer agreed at that time with the conclusions of the Traffic Study from the consultant.

Staff requested that the applicant submit an amended Traffic Study addressing the current proposal. Staff cannot support the application prior to an amended Traffic Study with a favorable review for the proposed Phase I development.

The applicant is requesting no variances with the proposed POD rezoning.

The eastern 5.71 acres of the overall property is shown as Phase II of the proposed POD development. This portion of the site will need to be brought back to the Planning Commission for approval when development is proposed.

The Planning Commission reviewed this request at their February 9, 2023, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well 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.