

FILE NO.: Z-6258-B

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NAME: Rezoning from O-1 to C-3

LOCATION: 17815 Cantrell Road

DEVELOPER:

Eleanor B. Karam  
2013 Charitable Remainder Trust  
P.O. Box 8010  
Little Rock, AR 72203

OWNER/AUTHORIZED AGENT:

Eleanor B. Karam  
2013 Charitable Remainder Trust – Owner  
Joe White and Associates, Inc. – Agent

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: Approx. 4acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 5      PLANNING DISTRICT: 19      CENSUS TRACT: 42.12

CURRENT ZONING: O-1

Variance/Waivers: None requested.

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BACKGROUND:

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone approximately four (4) acres of property from "O-1" Quiet Office District to "C-3" General Commercial District. The rezoning is proposed to allow for future commercial development.

B. EXISTING CONDITIONS:

The overall property is comprised of approximately 8.5 acres, located at the southwest corner of Cantrell Road and Chenonceau Blvd. The east 4.5 acres of the single tract is currently zoned "C-3" General Commercial District. The west four (4) acres is zoned "O-1" Quiet Office District. A two-story single family residence is located within the south half of the overall property. A single driveway from Cantrell Road serves as access to the property. The majority of the property is undeveloped and tree covered.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

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. Due to the property located at an arterial-arterial intersection, the applicant shall dedicate an additional 10 ft of right-of-way for a length of 250 ft measured from the intersecting right-of-way.
2. Chenonceau Boulevard is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
3. Per the Master Street Plan at an arterial/arterial intersection, a 75 to 100 feet radial dedication of right-of-way is required at the intersection of Cantrell Road and Chenonceau Boulevard.

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.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Chenal Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category shall provide 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. The application is to change the property from O-1 (Quiet Office District) to C-3 (General Commercial District) to allow for the future development of commercial uses. The request is not consistent with the Land Use Plan. There is an accompanying item to amend the Land Use Plan to Commercial on this agenda. This site is in the Highway 10 Design Overlay District and subject to those regulations as well.

The Land Use Plan shows Commercial (C) to the east and across Cantrell Road to the north. Suburban Office (SO) is shown on the Plan to the west. The Plan shows Office (O) to the south. To the northwest, across Cantrell Road, is an area of Public Institutional (PI) then Mixed Use (MX) along the north side of Cantrell Road. 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. Immediately to the east of the application site is a portion of the applicant's ownership with no structures on it. Across Chenonceau Boulevard is a tract with a commercial center on it and vacant tracts both to its north and south of the retail center along Chenonceau Boulevard. Across Cantrell Road the Commercial land is the site of the OZK Bank Headquarters. (Phase 1 has been completed, but later phases include a hotel, a parking structure, and five more office buildings, some with ground level retail). Beyond this to the east are vacant cleared commercial zoned tracts and a branch bank. The Suburban Office (SO) category shall provide 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. This land has tracts with single-family homes on them (one is currently vacant). 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. Currently the Office property immediately to the south is vacant and wooded. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This area was the site of a church, but is now part of the OZK Bank headquarter campus plan and proposed site for a 3 level

building with ground floor retail is Phase 3 of the development. 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. This area is made up of several tracts with three or four are retail uses. In addition there are a couple single-family houses and two converted single-family houses used for commercial or office uses with in the Mixed Use area on the Plan.

Master Street Plan: To the south is Cantrell Road and 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 Eleanor B. Karam 2013 Charitable Remainder Trust, owner of the four (4) acres of property located at 17815 Cantrell Road, is requesting that the property be rezoned from "O-1" Quiet Office District to "C-3" General Office District. The rezoning is proposed for future commercial development.

The four (4) acres proposed for rezoning is part of a larger 8.5 acre tract (single ownership) located at the southwest corner of Cantrell Road and Chenonceau Blvd. The east 4.5 acres of the overall tract is currently zoned "C-3" General Commercial District. The applicant is requesting to rezone the west four (4) acres of the overall tract to C-3 to allow the 8.5 tract to be developed as a single commercial project.

The applicant is proposing to leave the west 50 feet of the property as an undisturbed buffer, as the property immediately to the west is currently zoned R-2 and contains a single family residence. The applicant is proposing that the buffer area be enhanced with low and mid-level landscape screening (where needed) at the time the property is developed. This is a condition that the applicant is proposing, and will run with the C-3 zoning of the property as a condition of development.

A two-story single family residence is located within the south half of the overall property. A single driveway from Cantrell Road serves as access to the property. The majority of the property is undeveloped and tree covered, including the west 50 feet of the site which is to serve as an undisturbed buffer as noted above.

The property is located in an area of mixed zoning and uses along Cantrell Road at the Chenonceau Blvd. intersection. A mixture of commercial uses and zoning (C-2, C-3 and PCD) is located across Cantrell Road to the north, northeast and northwest. C-3 zoned property, including a commercial strip center is located to the east across Chenonceau Blvd., with undeveloped C-3 zoned property to the southeast. A large undeveloped O-3 zoned tract is located to the south, with a large apartment complex to the southwest. Single family residences on large R-2 zoned tracts are located to the east.

The City's Future Land Use Plan designates this property as "SO" Suburban Office. A Land Use Plan Amendment from "SO" Suburban Office to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The applicant is proposing to rezone the remaining four (4) acres of the 8.5 acre tract to C-3 in order for the property to be developed as a unified commercial project. The west 4.5 acres of the overall tract is zoned C-3 as well as the property across Chenonceau Blvd. to the east. A large amount of commercial zoned property is located across Cantrell Road to the north, northeast and northwest. The proposed C-3 zoning will represent a continuation of the commercial zoning pattern along Cantrell Road. The applicant is proposing an enhanced undisturbed buffer along the west property line. Staff feels that this buffer will adequately screen and buffer the single family residences to the west from a future commercial development of the subject property. Staff believes that the request C-3 zoning will have no adverse impact on the surrounding properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning, subject to the west 50 feet of the property being maintained as an undisturbed buffer, with enhanced landscape plantings, at the time of property development.

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PLANNING COMMISSION ACTION:

(MAY 13, 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 10 ayes, 0 nays, 0 absent and 1 open position.