

FILE NO.: Z-5570-D

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NAME: TRL Properties Revised Short-form PD-O

LOCATION: 12,418 and 12,420 Cantrell Road

DEVELOPER:

TRL Properties, LLC  
12418 Cantrell  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

TRL Properties, LLC/owner  
Richardson Engineering/authorized agent

SURVEYOR/ENGINEER:

Richardson Engineering  
210 West Sevier Street  
Benton, AR 72019

AREA: 2.84 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 4                                      PLANNING DISTRICT: 1                      CENSUS TRACT: 42.05

CURRENT ZONING:                      PD-O and R-2

ALLOWED USES:                      O-1 Office Uses and Health Studio or Spa

PROPOSED ZONING:                      Revised PD-O

PROPOSED USE: Add adjacent lot to the PD-O with no proposed change in use or site plan.

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

On June 20, 1995 the property at 12,418 Cantrell was rezoned from R-2 to PD-O to allow for conversion of the existing residential structure into an office use. On December 6,

2016 the PD-O was revised to add a health studio or spa to the approved uses for that site. The property at 12,420 has been vacant through all this time.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owners of 12,418 Cantrell have acquired the vacant lot adjacent to the west. They are requesting approval of a revision to the PD-O zoning to allow them to combine the two lots into one lot, all zoned PD-O. No changes to the development are proposed.

B. EXISTING CONDITIONS:

The property at 12,418 is occupied by the former residential structure which has been converted into office and health studio uses under the current PD-O. Parking is located both in front of and behind the building. The newly-acquired lot at 12,420 is vacant. Office uses are located to the east. A specialty gym and a medical clinic are located across Viewpoint Cove to the west. Office uses are located across Cantrell Road. Undeveloped property is adjacent to the north.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Piedmont Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comments.

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

Little Rock Water Reclamation Authority: Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. Electrical service is already provided to the structure on this property from on overhead power line at the front of the property. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

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 rezoning from R-2 (Single-Family District) and PD-O (Planned Development Office) to PD-O (Planned Development Office) to add an adjacent R-2 zoned tract to the existing PD-O. No New Development is proposed at this time. The site is within the Highway 10 Overlay Districts.

Master Street Plan: South of the property is Cantrell Road and it shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an 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: 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).

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please

contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted there was no additional information needed. The committee determined there were no outstanding issues and forwarded the item to the full commission.

I. ANALYSIS:

The owners of 12,418 Cantrell Road have acquired the vacant lot located adjacent to the east. The property owners wish to combine the two lots into one lot and have the entire property zoned PD-O. No changes are proposed to the property. The addition of the new lot to the existing PD-O zoned property will not change anything about the PD-O other than show this newly added property as additional yard space. Any future development or redevelopment of the site will require further revision to the PD-O.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PD-O subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

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PLANNING COMMISSION ACTION: (APRIL 25, 2019)

The applicant was present. There were no objectors present. 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 noes and 1 absent.