

FILE NO.: Z-6488-B

NAME: KLR Properties Revised Short-form PCD

LOCATION: Located at 12400 Cantrell Road

DEVELOPER:

KRL Properties
P.O. Box 21051
Little Rock, AR 72221

SURVEYOR:

Marlar Engineering Co.
5318 John F. Kennedy Boulevard
North Little Rock, AR 72116

ENGINEER:

Lewis Architects Engineers
11225 Huron Lane, Suite 104
Little Rock, AR 72211

AREA: 2.97 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1 – River Mountain

CENSUS TRACT: 42.05

CURRENT ZONING: PCD

ALLOWED USES: O-3, General Office District uses, Health studio and spa and Florist shop

PROPOSED ZONING: Revised PCD

PROPOSED USE: O-3, General Office District uses, Health studio and spa and Restaurant

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 21,311 adopted by the Little Rock Board of Directors on October 18, 2016, rezoned the property from O-3, General Office District to PCD, Planned Commercial Development, to allow the development of the site with a new multi-tenant building containing 14,000 square feet of floor area. The approval allowed the following uses:

- 6,000 square feet: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square feet of mezzanine space
- 4,000 square feet: Silks A Bloom, permanent botanicals and creative arrangements (Florist shop)
- 2,000 square feet: River City General Contractors, Inc. (General and professional office)
- 2,000 square feet: Shelled area (General and professional office)

Access to the site was proposed from a shared drive with the adjacent property to the west. Parking was located in the front and rear of the proposed facility. Parking, sidewalks, dumpster pad with enclosure were noted on the site plan.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the PCD, Planned Commercial Development, to allow the addition of a restaurant as an allowable use. The applicant is proposing the uses as follows:

- 6,000 square feet: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square feet of mezzanine space
- 2,000 square feet: Firehouse Subs
- 2,000 square feet: River City General Contractors, Inc. (General and professional office)
- 4,000 square feet: Shelled area (General and professional office)

B. EXISTING CONDITIONS:

The site is a wooded site located on the north side of Cantrell Road, Highway 10, just west of the Pleasant Ridge Shopping Center. The site shares a drive with the property to the west which is developed with an office building, Moore Mortgage Company. The Walton Heights Subdivision is located to the north of this site. There is an Entergy Utility Substation located to the east of the site and a church, St. Michael's Episcopal, is located to the south of this site.

Cantrell Road is a four (4) lane road with a center turn lane. There are no sidewalks in place along this property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Piedmont Neighborhood Association and the Walton Height Candlewood Property Owners Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues associated with the request. Staff stated the request was to allow a modification to the proposed use mix of the development and to allow a restaurant as an allowable use. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no issues raised at the April 5, 2017, Subdivision Committee meeting in need of addressing via a revised site plan. The applicant is requesting to amend the previously approved PCD, Planned Commercial Development, zoning to allow a change the use mix and uses proposed for the site. The applicant is requesting the 6,000 square feet for A Kick Above personalized fitness training facility (Health studio and spa) remain the same. Included in the square footage the tenant will also utilize 1,600 square feet of mezzanine space as was previously approved. The applicant is seeking to add a Firehouse Subs Restaurant which will occupy 2,000 square feet of floor area. The remaining 6,000 square feet of space will be utilized by general and professional office users including 2,000 square feet to be leased to River City General Contractors and 4,000 square feet of floor space which will be constructed as shell office space and be finished out as leases are secured.

The site plan indicates 52 parking spaces on the site. Parking for a mixed use development is typically based on one (1) space per 225 gross square feet of floor area. 14,000 square feet of floor area would typically be required 62 parking spaces.

The previous approval allow the hours of operation for the cross fit portion of the development Monday through Friday from 5:00 am to 10:30 am and from 4:00 pm to 6:30 pm. The applicant indicates the approved hours for the cross fit portion of the development will remain as previously approved. The hours of operation for the remaining portion of the development, the commercial and office, are proposed from 7:00 am to 10:00 pm seven (7) days per week.

There are no other changes proposed from the previous approval. The applicant is continuing to request the removal of the eastern land use buffer which is adjacent to the Entergy Substation. The applicant notes all Highway 10 Design Overlay District requirements will remain in place.

Staff is supportive of the applicant's request. Although the parking is indicated with less than the typical ordinance standard staff does not feel the reduced number of parking spaces will significantly impact the development or the area. For the most part the office users and the restaurant users will have differing peak hours. In staff's opinion the use mix proposed will allow for adequate parking for the site.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the addition of a restaurant as an allowable use for the site provided the remaining uses and all previously approved conditions remain as previously approved.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the addition of a restaurant as an allowable use for the site provided the remaining uses and all previously approved conditions remain as previously approved. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.