

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Cantrell West Retail Center- PCD, located at 15122 Cantrell Road (Z-5817-N).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 3.80-acre property, located at 15122 Cantrell Road, be rezoned from R-2, Single Family District, and PD-O, Planned Development - Office to PCD, Planned Commercial District, to allow for a commercial retail development.</p> <p>None.</p> <p>Staff recommends denial of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent, and 2 abstentions (Brown and Hodges).</p> <p>The applicant is requesting that the 3.80-acre property, located at 15122 Cantrell Road, be rezoned from R-2, Single Family District, and PD-O, Planned Development Office to PCD, Planned Commercial District, to allow for a future commercial retail development with a main retail structure, and restaurant with drive-thru service. The subject property is located in the Highway 10 Design Overlay District (Ord. 15965).</p> <p>The property is currently divided into three (3) tracts with a majority of the property cleared and graded. Tract # 1 is a 0.58-acre R-2 zoned undeveloped tract which is mostly</p>	

**BACKGROUND
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wooded and is located on the west border of the site adjacent to Rummel Road and north side of Cantrell Road.

Tract # 2 is a PD-O zoned lot centrally located on the north side of Cantrell Road with a gravel access drive. Tract # 3 is located at the eastern edge of the overall site with a paved access connecting to Cantrell Road to the south. The property is bordered to the east by commercially zoned properties and mostly R-2 zoned properties to the north and west across Rummel Road. To the south of the property across Cantrell Road is a mixture of residential and commercial zoned properties.

The applicant is proposing a 15,600 square foot commercial restaurant/retail structure to be located within the northern portion of the property and a 3,200 square foot restaurant in the eastern portion of the development. Paved parking and internal access drives will be located along the front and sides of each building. The site plan indicates that internal drives will circle internal parking areas in the south and east portions of the development and accommodate a restaurant that will include a drive-thru window at the east end of the retail center building.

The site plan shows the existing property line will be adjusted 57.7 feet to the north. The applicant is also proposing a forty (40) foot grading easement north of the proposed new north property line.

The site plan shows building setbacks being over one hundred (100) feet from the front property line, more than fifteen (15) feet from the proposed rear property line, and more than fifty (50) feet from the east and west property lines.

The applicant notes the western portion of the property will be sold to the Arkansas State Highway Department (ARDOT); however, the applicant will include this portion of the site in the rezoning of the property but is aware a separate application will be required to develop this portion of the property in the future.

The applicant is requesting the following uses for the proposed development:

- All O-1, O-2, and O-3 & C-1 permitted uses and conditional uses.

**BACKGROUND
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- Other commercial uses to be included.
 - a) Beverage Shop
 - b) Swimming pool sales and supply
 - c) Bakery and Confectionary Shop
 - d) Savings and Loan
 - e) Dry cleaners
 - f) Pharmacy
 - g) Medical clinic
 - h) Cigar, Tobacco, and candy store
 - i) Eating place with drive-thru service

The applicant did not provide the hours of operation with this application. However, the applicant's previously submitted hours of operation for the development were from 7:00 am to 10:00 pm Monday through Saturday and from 10:00 am to 8:00 pm on Sunday.

The site plan shows the main parking area is centrally located and contains one-hundred-four (104) parking spaces to serve the main building and forty-one (41) parking spaces to serve the drive-thru restaurant located at the southeast corner of the property for a total of one-hundred-forty-five (145) total parking spaces. Staff feels the overall parking plan will be sufficient to support the proposed use.

The applicant is proposing two (2) access drives to the site; one (1) centrally located at the south perimeter and one (1) located near the southeast corner of the development connecting to Cantrell Road. Each of the access drives includes a single, bi-directional, entry/exit lane which connects Cantrell Road to the internal drives. The site plan does not show the width of either ingress/egress driveways.

Section 31-210 (e) (1) of the City's Subdivision Ordinance for arterial streets requires 625 feet of frontage for two (2) drives. The applicant has requested a variance from the regulations to allow two (2) access drives from an arterial street with a lot frontage of less than six hundred-twenty-five (625) feet in length. The existing lot frontage is approximately 490 feet.

Section 31-210 (e) (1) of the City's Subdivision Ordinance for Arterial Streets states driveway spacing shall be three hundred feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street higher classification. Minimum spacing from the property line shall be one hundred fifty feet.

**BACKGROUND
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The applicant has requested a variance from the regulations to allow the two (2) access drives from Cantrell Road to be separated by approximately 270 feet and the eastern most driveway to be located approximately 65 feet from the east side property line.

The applicant is proposing two (2) dumpster areas located near the northeast corner of the development. The dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there was one (1) objector present. All owners of property located within 300 feet of the site, as well as 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.