

FILE NO.: Z-10020

NAME: Apex Real Estate – POD

LOCATION: 13151 Cantrell Road

DEVELOPER:

Apex Real Estate Investments, LLC (Owner)
13151 Cantrell Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Kendell Grooms (Agent)
8114 Cantrell Road, Suite 100
Little Rock, AR 72227

SURVEYOR/ENGINEER:

Brooks Surveying
200820 Arch Street Pike
Hensley, AR 72065

AREA: 0.43 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.14

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from R-2 to POD to allow the two (2) existing single-family residences to be utilized as a mixed-use model that will include office and residential uses.

B. EXISTING CONDITIONS:

The property contains two (2) single-family residential homes. Properties to the east contain POD zoning. Properties west of the site contain residential zoning

and uses. Properties to the north and south contain a mixture of zoning and uses. The property is located within the Highway 10 Design Overlay District.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority:

1. If necessary, submit infrastructure plans to LRWRA for review and approval as we have assets within the area of interest.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of the request for water service must be met.

Fire Department:

1. Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15

Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the River Mountain Planning District. The Land Use Plan shows Transition (T) for the requested area. Transition is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is to rezone from CUP to POD.

Surrounding the application area the Future Land Use Map shows Residential Medium Density (RM) to the west and Office (O) to the east. North of Cantrell Road is PK/OS with a city park and to the west of that tract is shown Residential Low Density (RL) which is undeveloped parcels.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965).

Master Street Plan:

Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

H. ANALYSIS:

The applicant proposes to rezone the property from R-2 to POD to allow the two (2) existing single-family residences to be utilized as a mixed-use model that will include office and residential uses.

The property contains two (2) single-family residential homes. Properties to the east contain POD zoning. Properties west of the site contain residential zoning and uses. Properties to the north and south contain a mixture of zoning and uses. The property is located within the Highway 10 Design Overlay District.

Access to both residences is provided by a concrete driveway extending from Crockett Street.

The driveway provides ample parking for residential and small office uses. There is an additional parking area for the residence in the southern portion of the property. Staff believes the existing, on-site parking for the property is sufficient to serve the proposed uses.

The property currently hosts two (2) residential homes that have been used as rental properties. The applicant proposes to utilize these homes for small offices or continue their use as residential rental properties.

The applicant notes the existing homes, if converted to office spaces, would be ideal for businesses such as insurance agents, real estate agencies, consulting firms or other professional services. The applicant feels the layout provides a comfortable and functional environment for these types of businesses.

The existing residential use will remain available as residential rental properties, providing housing options for families, couples, or individuals. The applicant notes both structures are well-suited for the proposed use and require no modifications to continue serving as home.

The hours of operation will be Monday through Friday, from 8:00am to 5:00pm, if the buildings are used for office purposes.

The applicant is not proposing any signage at this time. Any future signage must comply with the Highway 10 Design Overlay District as referenced in Section 36-346 of the City's Zoning Ordinance.

The applicant notes there are city trash receptacles on the property for trash collection and acknowledges that if a dumpster is placed on the property, it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is proposing no additional lighting at this time. Any future site lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested rezoning of the property. The property is designated as transitional according to the City's future land use plan. Staff feels the proposed use is compatible with existing residential and office uses in the general area. Although the office use may slightly increase traffic along Crockett Street, staff feels this will not affect the overall traffic pattern in the area. Staff believes that the proposed use will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested POD zoning, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 8, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays, 1 Recused (Hart) and 1 absent. The application was approved.