

NAME: Rezoning from R-2 and O-1 to C-3

LOCATION: 6 Norton Road & 18511-18521 Cantrell Road

DEVELOPER:

NMG Limited Partnership
14 Paddock Court
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

NMG Limited Partnership (Owner)
Joe White & Associates (Agent)

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 4.8778 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 5

CURRENT ZONING: R-2 & O-1

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone 4.8778 acres of property located at 6 Norton Road and 18511-18521 Cantrell Road from R-2 and O-1 to C-3.

B. EXISTING CONDITIONS:

The property is comprised of four (4) parcels of land. A single-family home is located on each parcel. Portions of the overall property are tree covered.

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 (PLANNING DIVISION):

1. Boundary street improvements are required to meet master street plan.
2. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Cantrell Rd is classified on the Master Street Plan as an arterial street. A dedication of right-of-way 55 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Norton Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. Due to the proposed use of the property, the Master Street Plan specifies that Maywood Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. A 20 feet radial dedication of right-of-way is required at the intersection of Cantrell Rd and Norton St.
5. A 20 feet radial dedication of right-of-way is required at the intersection of Cantrell Rd and Maywood Drive.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a 10' utility easement on the North edge of the property.
2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

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

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No Comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Suburban Office (SO) category provides 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 for rezoning to Commercial.

To the east, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and accessory buildings in developed subdivisions and a daycare center. Northeast of the application area is area designated for Office (O) uses and is characterized by office buildings, a rehabilitation center, duplexes, and single-family residences. Farther east and northeast are areas designated for Mixed Use (MX) uses and are characterized by a liquor store, restaurants, single-family residences, and mobile homes. Northwest of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family residences.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965). The Highway 10 Design Overlay District regulates design features to protect the aesthetic and visual character of lands surrounding Highway 10 as it continues to develop. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses that may be considered are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

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. Norton Road and Maywood Drive are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

These streets 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. Norton Road and Maywood Drive are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to rezone 4.8778 acres of property at 6 Norton Road and 18511-18521 Cantrell Road from “R-2” Single-Family District and “O-1” Quiet Office District to “C-3” General Commercial District. The rezoning is requested for future development of the site.

The property is comprised of four (4) parcels of land. A single-family home is located on each parcel. Portions of the overall property are tree covered.

The City’s Future Land Use Plan designates the property as “RL” Residential Low Density and “SO” Suburban Office. A land use plan amendment from RL and SO to “MX” Mixed Use is a separate application on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff believes the C-3 zoning will represent a continuation of the zoning pattern along Cantrell Road. O-1, PD-O, C-3 and PCD zoned properties are located north and east of the site. A nonconforming welding shop has historically been located across Maywood Drive to the west.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(March 12, 2026)

The application was placed on the Consent Agenda for deferral to the April 9, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred.

STAFF UPDATE:

The applicant submitted a revision to the application to staff on March 3, 2026. The applicant has revised the application by eliminating a number of C-3 permitted and conditional use list. Please see the attachment for applicant's edited use list. Staff continues to support the application.

PLANNING COMMISSION ACTION:

(April 9, 2026)

The applicant was present. There was one (1) person registered in opposition. Staff presented the item; it was taken off the Consent Agenda and opened for discussion. Morgan Grounds voiced concerns about there being no C-3 zoning nearby and inconsistency with the land use plan, not requiring a traffic study, drainage study, and a site plan to verify compliance with the Highway 10 Overlay District prior to hearing the item. He further voiced concern of the increased danger of a Class 1 Bike Path proposed on Cantrell, and Maywood Road and Norwood Drive being residential roads and not suited for commercial traffic. Brian Dale, representing the applicant, responded that they had meetings with the neighborhood and agreed to eliminate 64 allowed uses in C-3 from this development that the neighborhood did not want. He further stated a site plan in compliance with the Highway 10 Overlay, drainage report, and a traffic study (if required by Planning, based on use) will be provided upon obtaining a permit for construction. Mr. Dale also stated that primary access to the property will line up with Valley Ranch Drive to the north across Cantrell in order to take advantage of a proposed future traffic light at this intersection. After some discussion from the Planning Commission, there was a motion to approve the application. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.