

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

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**BOARD OF DIRECTORS COMMUNICATION  
MAY 17, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development, titled Cantrell West Retail Center PCD, located at 15122 Cantrell Road (Z-5817-K).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

**SYNOPSIS**

The applicant is requesting that the 3.803-acre property, located at 15122 Cantrell Road, be rezoned from R-2, Single-Family District, and PD-O, Planned District – Office, to PCD, Planned Commercial District, to allow for the development of a 20,012 square-foot shopping center and a 5,200 square-foot restaurant.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends denial of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 2 nays and 1 open position.

**BACKGROUND**

The applicant proposes to rezone the 3.803-acre property, located at 15122 Cantrell Road, from PD-O, Planned District – Office, and R-2, Single-Family Residential, to PCD, Planned Commercial District. The property is located at the northeast corner of Cantrell Road and Rummel Road. The rezoning is requested to allow a one (1)-lot development to include a 5,200 square-foot restaurant building and a 20,012 square-foot shopping center structure.

The proposed 5,200 square-foot restaurant building will be located within the east quarter of the property. Paved parking and internal drives will be located along all sides of the restaurant building.

**BACKGROUND  
CONTINUED**

The proposed 20,012 square-foot shopping center structure will be located within the west three-quarters of the property. Paved parking and internal access drives will also be located along all sides of the shopping center building. It appears that the applicant has designed the internal drives to accommodate a drive-thru window at the west end of the shopping center building.

Proposed uses for the shopping center building are found in “Attachment A” as part of the agenda staff report.

The applicant is requesting the following uses for the shopping center building:

- C-2 permitted uses
- Food store under 5,000 square-feet of gross floor area, with sales of beer or wine
- Private club with dining or bar service

The applicant notes that the hours of operation will be as follows:

Restaurant Building: 6:00 AM – 12:00 AM, Daily.

Shopping Center Building: 6:30 AM – 11:00 PM, Monday – Saturday; and 6:00 AM – 9:00 PM, Sunday.

The owner stated that it was their belief that the vast majority of the tenants would be opening later and closing earlier than the times stated; however, if there was an all-night pharmacy or urgent care medical, they would need to stay open all night.

The applicant noted that the buildings would have maximum height of thirty-five (35) feet, and that the exterior façade construction would consist of a combination of brick, stone, glass and metal.

The applicant is showing a 4,015 square-foot area for outdoor storage along the west property line. The site plan notes that this area will be screened. Staff does not support the use of an outdoor storage area.

The proposed site plan shows two (2) driveways from Cantrell Road. Each driveway will have a width of thirty-six (36) feet. The applicant proposes to have one (1) driveway from Rummel Road at the northwest corner of the site. This driveway will be a gated emergency access driveway. The gated area will include a Knox Box for emergency access.

**BACKGROUND  
CONTINUED**

The proposed site plan shows a total of 109 off-street paved parking spaces. The proposed uses would typically require 102 parking spaces. The proposed number of parking spaces should be sufficient to serve the proposed buildings.

The proposed site plan shows two (2) dumpster locations for the proposed buildings. The applicant notes that the dumpster areas will be screened as per ordinance requirements.

The applicant also notes that all site lighting will be low-level and will not reflect onto adjacent properties.

The applicant is proposing two (2) ground-mounted, monument-type signs along the Cantrell Road frontage; one (1) at each driveway location. The signs will have maximum height of ten (10) feet and maximum sign area of 100 square-feet. Sections 36-346 (f) (1) and (2) of the City's Zoning Ordinance (Highway 10 Design Overlay District) allow one (1) ground-mounted, monument-type sign per development or building site; therefore, the applicant is requesting a variance to allow a second ground-mounted sign. Staff supports the variance request.

The applicant notes that the land use buffers along the north and east perimeters average at least twenty-five (25) feet wide. Section 36-521 requires that a minimum of 70% of land use buffers be undisturbed. The applicant notes that more than 30% of the required buffers will be disturbed and is requesting a variance. Staff does not support this variance request. There are numerous parking spaces located within the rear and east side twenty-five (25)-foot buffer areas. Staff does not believe that the proposed buffers meet with the spirit and intent of the ordinance.

The proposed site plan shows a stormwater detention paved along the Cantrell Road frontage at the southwest corner of the overall site. A detailed Hydrology and Hydraulic Analysis, which complies with all Codes and manuals, must be submitted prior to release of a Building Permit for any construction on this site.

The applicant submitted a Traffic Study for the proposed site development. The Traffic Study concluded the following:

“The conclusion of traffic operational findings associated with this study is that additional traffic expected to be generated by the proposed Cantrell West development can be accommodated by the existing adjacent roadway and the access drives as proposed without discernable impact on traffic flow in the vicinity. Additionally, the site is well designed with

two (2) well-spaced access drives along Cantrell Road and very good accommodation for internal vehicular circulation. Ingress, egress and internal vehicular circulation are expected to operate well with minimal to no vehicle queuing issues at the site access drives or on Cantrell Road.”

The proposed site plan indicates a ten (10)-foot wide open cut along the north property line. According to the Planning and Development Engineering Division the hillside vertical cut should be placed at least ten (10) feet from the north property line to provide evergreen plantings and a swale to divert stormwater per the following requirements found in CLR Code Sec. 29-190:

- Terraces shall be landscaped with dense evergreen plantings sufficient to screen the cut or fill slope. The terrace may be sloped to drain up to one (1)-foot in ten (10) feet of width.
- Development shall be planned to fit topography, soils, geology, hydrology, and other existing site conditions.
- Provisions shall be made for safety against unstable slopes or slopes subject to erosion and deterioration. The City Official may require Certified Geotechnical Analysis for sliding and global stability safety.
- The potential for soil loss shall be minimized by retaining natural vegetation wherever possible.
- Appropriate provisions such as those in the stormwater management and drainage manual shall be used to accommodate stormwater runoff and soil loss occasioned by changed soil and surface conditions during and after development, including the use of vegetation and limitations on soil exposure.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well 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.