

FILE NO.: Z-4343-MM

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NAME: Saddle Creek Phase 2 Revised Short-form PCD

LOCATION: Northeast of the intersection of Cantrell Road and Ranch Boulevard

DEVELOPER:

Ranch Properties, Inc.  
PO Box 56350  
Little Rock, AR 72215  
501-224-9600

OWNER/AUTHORIZED AGENT:

Ranch Properties, Inc./Owner  
White-Daters & Associates/Authorized Agent

SURVEYOR/ENGINEER:

White-Daters & Associates /Surveyor & Engineer

AREA: 4.11 acres      NUMBER OF LOTS: 3      FT. NEW STREET: 0 LF

WARD: 5      PLANNING DISTRICT: 20      CENSUS TRACT: 42.05

CURRENT ZONING:      PCD, Planned Commercial Development

ALLOWED USES:

PROPOSED ZONING:      Revised PCD, Planned Commercial Development

PROPOSED USE:      Commercial and Retail Uses and C-3 uses

VARIANCE/WAIVERS:

1. Lot size under 2-acres
2. Side yard setback less than 25-feet
3. Vehicle backing into service easement

**BACKGROUND:**

On July 18, 2006, the Board of Directors adopted Ordinance Number 19,550, creating a PCD to create 3 additional lots within the Saddle Creek Center at the northeast corner of Cantrell Road and Ranch Boulevard. A branch bank was proposed for Lot B-7, a restaurant with a drive-thru for Lot B-8, and Lot B-9 was proposed to contain a two-story office retail building.

The development did not occur during the three-year timeframe from the date of passage. An extension of 2 years was approved by the planning commission on March 19, 2009. The extension also expired without the development transpiring.

A reinstatement of the expired PCD was approved by the Board of Directors on September 4, 2012 with the adoption of Ordinance Number 20,626. The restaurant on Lot B-8 was subsequently developed; however, no development occurred on Lots B-7 or B-9.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

This project contains 4.11 acres and is located at the northeast corner of Ranch Boulevard and Cantrell Road. The parcel is currently zoned PCD.

The applicant is seeking to develop Lot B-7 with commercial and retail uses and would like to have C-3 uses on Lot B-9 for a future development. Lot B-8 is developed with a restaurant with a drive-thru.

**B. EXISTING CONDITIONS:**

The property is located at the northeast corner of Cantrell Road and Ranch Boulevard. Lot B-7, at the hard corner, is undeveloped. The next lot to the east, B-8, contains a restaurant with a drive-thru. The easternmost parcel, Lot B-9 is undeveloped.

To the north is a multi-structure commercial development with various office, commercial, and personal services uses.

The opposite corner to the west is zoned for commercial use and largely undeveloped. A bank has been constructed slightly west of the intersection.

A single-family residential neighborhood is situated to the south, across Cantrell Road.

Office uses are found to the east.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any public comments on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Aberdeen Court and Johnson Ranch neighborhood associations and the Chevaux Court Property Owners Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Show the proposed menu and order board for the drive thru.
3. A variance is required for the proposed backing into a service easement per Sec. 31-210(h) (7).

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

Little Rock Water Reclamation Authority: Sewer available to this site. FOG Analysis required if food prep on site.

Entergy:

Entergy does not object to this proposal. Entergy has UG facilities on the south and west side of the proposed site. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

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

Provide a 10-foot utility easement along the frontage of Cantrell Road and Ranch Boulevard.

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire

hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

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.

The facilities on site will be private. When meters are planned off private lines, private facilities shall be installed to CAW's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. CAW requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within 10 days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector valve assembly. If additives are used, a reduced pressure backflow preventer shall be required.

Fire Department:

**Full plan review**

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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.

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 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 an 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 2012 Arkansas Fire Prevention Code Vol. 1

**Section D104.1 Buildings exceeding three stories or 30 feet in height**. Building 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 provide 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 building 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 2012 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 exceed 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 2012 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 2012 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 replaced 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.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. **BUILDING CODES/LANDSCAPE:**

**Building Code:**

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

**Landscape:**

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. **The Highway 10 Scenic Corridor Overlay District requires a minimum development tract size of not less than two (2) acres.**
3. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
7. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Pinnacle Planning District. The Land Use Plan shows Commercial (C) for the requested area, with Park/Open Space (PK/OS) along Cantrell Road. Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land along Cantrell Road. The application is for a revision to a PCD (Planned Commercial Development) District to allow for a retail center to be added to the site. The site is within the Highway 10 Design Overlay District.

Master Street Plan: To the south is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. To the west is Ranch Boulevard, it is a Local Street on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk). There is a Class III



Bike Route shown on Ranch Boulevard. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff asked the applicant to indicate if any restaurant uses were proposed for the property, to indicate if more specific uses were proposed, and to describe the proposed dumpster screening.

Public works commented that dedication of right-of-way for Cantrell Road of 55-feet from the right-of-way was required. Another request was to show the proposed menu and order board for the drive-thru on the site plan. Lastly, a variance is required to allow vehicles to back into a service easement.

The Landscape comment regarding the lot size minimum of 2-acres and the required side yard landscaping buffer of 25-feet were noted and the applicant directed to review the additional comments.

The applicant was advised responses and revisions are to be received by March 11, 2020. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

A restaurant/food service is planned for the westernmost space of the development on Lot B-7. This use would also have a drive-thru.

The proposed uses for Lot B-7 are commercial and retail. As Lot B-9 is not proposed for development in the near term, the request is for C-3 uses. The development of this lot would require approval of an amended PCD.

Lot B-7 is proposed to have a building containing 8,551 square feet and 53 parking spaces. One parking space is provided for each 161 square feet of building space. This ratio is sufficient with the proposed mix of restaurant use (1 parking space per 100 square feet) and retail sales (1 parking space per 300 square feet).

Five employee parking spaces are situated behind the building and would back into the service easement.

Landscaping buffers of 25-feet in width are provided between the vehicular use area to the west of the building and the right-of-way of Ranch Boulevard. A 50-foot wide landscaping buffer is shown abutting the Cantrell Road right-of-way.

The building on Lot 7 would have a maximum height of 35-feet.

All signage would comply with the Highway 10 DOD.  
It appears all technical issues have been addressed.

Staff is supportive of the request as it will provide an additional convenient location for to meet the commercial demand in the general area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the revised PCD subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.

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PLANNING COMMISSION ACTION:

(MAY 14, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.