

FILE NO.: Z-9431

NAME: Copper Well Retreat Short-form PCD

LOCATION: 12418 Cantrell Road

DEVELOPER:

Dawn M. Eick
12418 Cantrell Road
Little Rock, AR 72223
(501) 993-9947

OWNER/AUTHORIZED AGENT:

TRL Properties, LLC/Rick Vassar/Owner
Dawn & Joe Eick/Authorized Agents

SURVEYOR/ENGINEER:

None

AREA: 1.46 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.05

CURRENT ZONING:

POD

ALLOWED USES:

O-1 office uses and health studio or spa

PROPOSED ZONING:

POD

PROPOSED USE:

O-1 office uses and health studio or spa

VARIANCE/WAIVERS:

None

BACKGROUND:

The property at 12,418 Cantrell was rezoned from R-2 to PD-O to allow for conversion of the existing structure from residential to office use in 1995. Subsequently, the PD-O was revised to add a health studio or spa to the approved uses for that site in 2016.

The property at 12,420 has remained undeveloped; however, it was added to the PD-O zoning earlier in 2019 (File Z-5570-D).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owners of the spa/retreat have been successful in their business. They have found the building housing the spa to become too loud and congested when larger groups are next to rooms with private services; therefore, they seek to erect a yurt on the adjacent lot under the same ownership of their current landlord to provide a separate space for group activities.

The yurt is considered a "semi-permanent" structure and is to be sourced from a manufacturer of custom yurts with over 40 years of experience. The 30-foot diameter yurt would be 15 feet in height and have an ADA-compliant ramp to provide accessibility.

B. EXISTING CONDITIONS:

The property contains a structure initially constructed as a residence, now converted into office and health studio uses under the current PD-O. Parking is located both in front of and behind the building. The recently-acquired west parcel is undeveloped.

Office uses are located to the east and on the south side of Cantrell Road. A specialty gym and a medical clinic are located across Viewpoint Cove to the west. The adjacent property to the north is undeveloped.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Piedmont and Walton Heights-Candlewood neighborhoods.

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.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project.

Entergy:

Entergy does not object to this proposal. 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.

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.

In order to provide service to the proposed structure a new meter or a replat of the two properties as one property will 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.

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 or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Note: Plans must be stamped by a structural engineer licensed in the State of Arkansas.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. 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.

Planning Division:

This request is located River Mountain Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for

revised POD (Planned Office Development) to allow an expansion of an existing spa. This request is within the Highway 10 design overlay district.

Master Street Plan: South of the property is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an 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. This street 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 shown along the Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. SUBDIVISION COMMITTEE COMMENT: (June 26, 2019)

The applicant was not present. Staff presented the item to the committee and indicated comments would be sent to the applicant with the requirement for responses to be received by July 3, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

Approval of this request would allow for the applicants to construct a yurt to expand the spa use on to this property. The proposed structure would require all necessary permits. The applicant has stated the yurt will not have water or sewer service and will rely upon the existing structure for these facilities.

The proposed expansion is a reasonable design solution to address the business needs of the spa to provide services to their customers—both the larger groups who would utilize this space and the individual clients who are seeking to experience a quieter and more serene environment.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (JULY 18, 2019)

The applicant was present. There were no registered objectors present. 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

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and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.