

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Office District titled Taylor Loop Creek Office POD, located at 16100 Cantrell Road (Z-9535).</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>

<b>SYNOPSIS</b>	<p>The applicant is requesting that the property located at 16100 Cantrell Road be rezoned from R-2, Single-Family District, to POD, Planned Office District, and OS, Open Space District, to allow for a new office development.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>
<b>BACKGROUND</b>	<p>The applicant proposes to subdivide the 6.73-acre property located at 16100 Cantrell Road into two (2) lots and one (1) tract. Lot 1, which runs along Cantrell Road, will be 1.46 acres in size, with Lot 2 containing 1.48 acres. Tract A will consist of 3.79 acres, all of which lies in the floodway. Lot 2 will gain access from Tulley Cove which runs along its east boundary. The property is located within the Highway 10 Design Overlay District (DOD).</p>

**BACKGROUND  
CONTINUED**

The applicant also proposes to rezone Lot 1 from R-2, Single-Family District, to POD, Planned Office District, to allow for a new office development. The applicant proposes to rezone Tract A from R-2 to OS, Open Space District, based on the fact that Tract A represents floodway which runs through the overall property. Lot 2 will remain zoned R-2 for the development of one (1) single-family residence.

The proposed POD zoning for Lot 1 includes a three (3)-story office building within the west half of the lot. The proposed office building will be approximately 10,000 square-foot in area. It will be located eighty (80) feet back from the front (south) property line, twenty-five (25) feet from the rear (north) property line and thirty (30) feet from the west side property line. A thirty (30)-foot wide driveway from Cantrell Road at the southeast corner of Lot 1 will serve as access to the office development. Paved parking will be located on the east side of the proposed office building. A cul-de-sac will be located at the west end of the parking area.

Section 36-502 (b) (2) g. of the City's Zoning Ordinance would typically require a minimum of twenty-five (25) parking spaces to serve the proposed office building. The proposed site plan includes thirty-five (35) parking spaces, and staff believes this will be sufficient to serve the proposed office use. The applicant notes that site lighting will low-level and directed into the site.

A dumpster area is shown at the west end of the parking area. The dumpster area must be screened as per Section 36-523 of the Code.

The applicant notes that all signage will conform with the Highway 10 DOD requirements. Section 36-346 (f) will allow one (1) monument-type ground sign for Lot 1, with a maximum height of six (6) feet and a maximum area of seventy-two (72) square-feet.

The applicant is requesting variances from the Highway 10 DOD to allow reduced front and rear building setbacks. Section 36-346 (b) requires a minimum front building setback of 100 feet, and Section 36-346 (c) requires a minimum rear setback of forty (40) feet. As previously noted, the proposed building will have a front setback of eighty (80) feet and a rear setback of twenty-five (25) feet.

**BACKGROUND  
CONTINUED**

Staff is supportive of the setback variances, as the lot has a fairly shallow depth, ranging from 100 feet to 179 feet due to the floodway area.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues.

Due to complications in accessing Lot 2 from Tulley Cove, the applicant revised the proposed site plan with respect to driveways and parking. The overall parking area for the proposed office building was rotated, with the driveway at the west end of the parking area and the cul-de-sac at the east end of the parking area. The number of parking spaces and the dumpster area remained the same. A new driveway at the southeast corner of the overall property will serve Lot 2. The new driveway will traverse the floodway area, with a small bridge over Taylor Loop Creek. The Engineering Division reviewed the revised site plan and provided additional comments as noted in the Agenda Staff Report.

Staff is supportive of the requested POD and OS rezoning. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. The City's future Land Use Plan designates this property as T, Transition. The two (2) properties immediately east of the proposed Lot 1 are zoned. PD-O, Planned Development – Office, with a large POD zoning to the west. PCD, Planned Commercial Development, and POD zonings are located across Cantrell Road to the south. The proposed POD zoning will represent a continuation of the zoning pattern along this section of Cantrell Road, with the POD development be consistent with the future land use designation. Staff believes the proposed development will have no adverse impact on the general area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Tulley Cove Neighborhood Association and Pinnacle Valley Neighborhood Association, were notified. Please see the attached Planning Commission minute record for the complete staff analysis.