



**BACKGROUND  
CONTINUED**

General Office use will occupy the second floor area. The applicant is requesting O-3, General Office District, permitted uses as alternate uses for the site.

The building will be set back over 100 feet from the front (south) property line and over eighty (80) feet from the rear (north) property line. The building will have a 31.89-foot setback from the west side property line, and it will be located approximately 100 feet from the east side property line. The building setbacks conform with the Highway 10 DOD Standards.

The one (1)-story portion of the building will have a height of approximately sixteen (16) feet, with the two (2)-story section being approximately twenty-eight (28) feet in height. The maximum height allowed in O-2, Office and Institutional District, zoning (the property's previous zoning) is forty-five (45) feet.

The proposed site plan provides forty-two (42) parking spaces on the south and east sides of the building. A minimum of thirty-nine (39) spaces would typically be required to serve the proposed uses. The proposed parking will be sufficient to serve the development. A shared driveway at the southeast corner of the site will serve as access to the development.

A dumpster area is located on the south side of the building. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

All site lighting will be low-level and directed away from adjacent properties.

The proposed site plan shows a monument sign along the west side of the driveway from Cantrell Road. All building and ground-mounted signage must comply with the Highway 10 DOD Standards of Section 36-346 (f) (2).

The Highway 10 DOD also requires average twenty-five (25)-foot wide landscape buffers along the side and rear property lines. The proposed plan conforms with this requirement. The Zoning Ordinance would typically require that 70% of the land use buffer along the north property line remain undisturbed based on the fact that the adjacent property to the north is MF-12, Multifamily District, zoned residential. More than 30% of this buffer area will be disturbed given the topography and overhead power lines.

**BACKGROUND  
CONTINUED**

A dumpster is proposed to be located within the fenced area near Building 'D' and will comply with Section 36-523, Paragraph (d) which requires a screen enclosure that exceeds the height of the dumpster.

The applicant notes that approximately 65% of this buffer area will be undisturbed/restored. Staff believes this buffer plan is acceptable, given the fact that the property to the north contains a church development and not residential use. The zoning ordinance would also typically require a six (6)-foot high opaque screen along the north property line. The applicant requests to install no fencing based on the use of the property to the north. The applicant also notes that the development will comply with the City's Landscape Ordinance requirements.

The proposed site plan shows a six (6)-foot wide sidewalk along the Cantrell Road frontage and a five (5)-foot wide sidewalk along the entry drive leading to the parking area. The Arkansas Department of Transportation District 66 has been consulted regarding the permitting of the sidewalk within the State right-of-way and no written response has been provided as of this writing.

The Planning Commission reviewed this request at their June 24, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.