

FILE NO.: Z-5535-E

NAME: Dajani Office Park Short-form POD

LOCATION: 12401 Cantrell Road

DEVELOPER:

Louie Dajani
650 South Shackelford Road
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Luay Dajani/Owner
Crafton Tull/Agent

SURVEYOR/ENGINEER:

James Butler/Surveyor
Crafton Tull/Engineer

AREA: 1.58 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.15

CURRENT ZONING: POD

ALLOWED USES:

PROPOSED ZONING: POD

PROPOSED USE: General and Professional Office

VARIANCE/WAIVERS: None

BACKGROUND:

The property at 12401 Cantrell was rezoned from R-2 to POD to allow for conversion of two residential structures to office use in 2007. This parcel had been split from the St. Michael's Episcopal Church. The church use was established through the approval of a Conditional Use Permit in 1992.

The present proposal would allow for the construction of an office building, an access drive and associated parking.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The developer wishes to amend the current POD for a proposed one-story, 6,144 square foot office building conforming to the 100' building line on Highway 10 and the other required site buffers.

This new building would require demolition of the existing structures on the site.

The new structure will take access from a shared access easement driveway serving this site and the church on the adjoining lot. The plan also provides 15 parking spaces. No dumpster is planned at this time.

Any site lighting will be of a cut-off type and directed inward toward the center of the lot and away from neighboring properties.

B. EXISTING CONDITIONS:

The property is developed with two structures constructed for residential use and since converted to office use.

The St. Michaels Episcopal Church is located to the south. East is multi-family residential development and additional office uses are to the west.

Cantrell Road is a main corridor for the city and developed with a variety of commercial, office, and institutional uses.

The property is located within the Highway 10 Design Overlay District.

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 of 55 feet from centerline will be required.
2. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential

- subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
3. Sidewalks with appropriate handicap ramps are required to be installed adjacent to Cantrell Road in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan. A permit for installation must be obtained from ARDOT.
 4. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
 5. Storm water detention ordinance applies to this property if the proposed impervious surface exceeds the existing condition. If detention is required show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer.
 6. Obtain permits for improvements within State Highway right-of-way from ARDOT, District VI.
 7. Due to the 24 ft. width of the private street, parking is only allowed on 1 side of the street.
 8. Due to the private lake located downstream, erosion controls must be installed and maintained prior to beginning land alteration activities to reduce discharge of polluted stormwater.

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: No comment received.

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 water main extension will be needed to provide water service to this property. 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. 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. Central Arkansas Water (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 ten 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 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

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 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
3. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to the east is zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.
4. The Highway 10 DOD requires rear and side yards to have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
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. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
8. 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:

Include sidewalk along Cantrell Road and from building to Cantrell Road.

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Public Institutional (PI) for this property. This category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a revision to their POD (Planned Office Development District) to allow construction of a new office building with parking on the site. The request is in the Highway 10 Design Overlay District.

Master Street Plan: To the north of the property is Cantrell Road and it is a Principal Arterial 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. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Lane 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).

H. SUBDIVISION COMMITTEE COMMENT: (August 7, 2019)

The applicant was present. Staff presented the item to the committee. Planning staff requested more specific information on proposed use or uses of the building and proposed hours of operation. As the intended user did not plan to use a dumpster for solid waste services, the initial site plan did not have a location for a dumpster. Staff requested a proposed location be incorporated into the site plan. Also, staff asked for additional information about proposed signage. Public Works noted the possible requirement for dedication of additional Cantrell Road right-of-way. A second item was to state that parking would be allowed on only one side of the proposed 24-foot wide private drive. Third, the applicant was reminded of storm water and erosion controls in general, with specific direction regarding the private lake downstream from the site.

Responses to comments must be received by August 14, 2019.

The committee forwarded the item to the full commission for consideration.

I. ANALYSIS:

In response to Staff questions, the applicant indicates the proposed user of the new building would be a travel agency focused on group travel. A location for a dumpster pad has been added to the revised site plan; however, it will not be required to be constructed unless a dumpster is to be utilized on the property. In regard to signage, a freestanding monument sign is proposed. This sign and all other future signage would comply with the Highway 10 Design Overlay District standards.

The proposed development meets the specific setback and landscape buffer requirements of the Highway 10 Design Overlay District.

All other comments and conditions were noted and compliance intended, subject to ARDOT requirements and restrictions related to improvements in the Cantrell Road right-of-way.

This proposed development is keeping with the office park setting already in place on the property and in the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of 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:

(AUGUST 29, 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 and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes, 2 absent, and 1 open position.