

NAME: Rezoning from R-2 and POD to O-2, C-3, and OS

LOCATION: North and South sides of Cantrell Road, at LaMarche Drive

DEVELOPER:

Pfeifer Primary Residence Trust
16300 Cantrell Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Pfeifer Primary Residence Trust, 16500 LLC, Angela Beth Ward, Carl Lancaster (Owners)
Tim Daters (Agent)

SURVEYOR/ENGINEER:

White - Daters & Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 52.62 acres NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 20 CENSUS TRACT: 42.05

CURRENT ZONING: R-2 and POD

VARIANCE/WAIVERS: None Requested

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a total of 56.62 acres from R-2 and POD to O-2, C-3 and OS. The rezoning is proposed for future development.

B. EXISTING CONDITIONS:

The property on the north side of Cantrell Road is occupied by a single-family residence and associated accessory structures. The remainder of the property is undeveloped. The property on the south side of Cantrell Road is occupied by two

(2) single family residences.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25-foot-wide drainage and access easement is required adjacent to the floodway boundary.
2. At the time of building permit, 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.
3. Lamarche Drive is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
4. A 20 feet radial dedication of right-of-way is required at the intersection of Cantrell Road and Lamarche Drive.
5. Portions of the property are within the 100-year floodplain and the regulatory floodway. Codes and requirements from Chap. 13, Floods of the Little Rock Municipal Code apply at time of development.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

Reference Existing 10' utility easement on the north side of Cantrell, an existing 12" cast iron main is located inside this easement. Instrument # 79-08992 and 79-32520.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.

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 Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments Received.

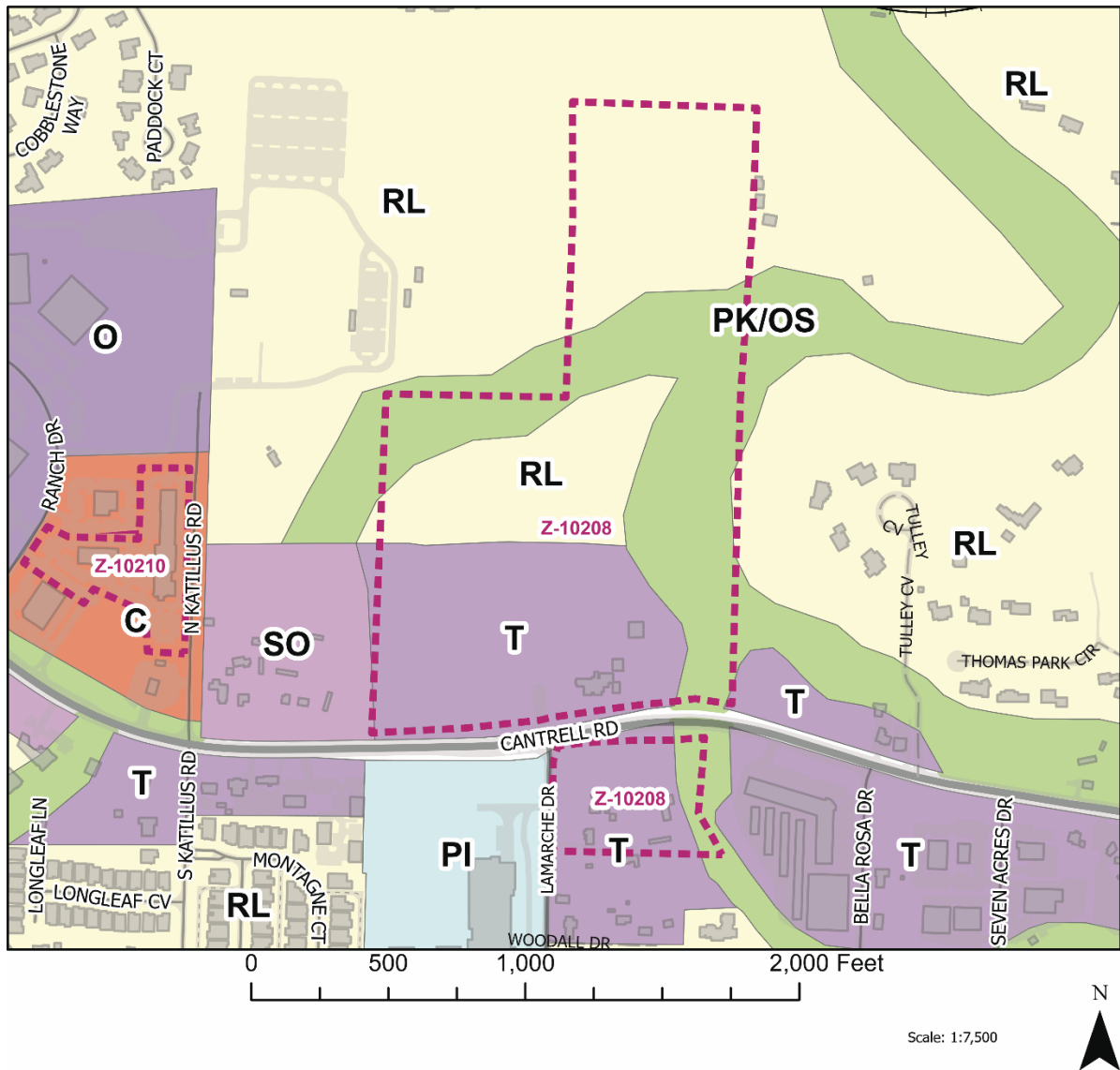
Planning Division:

Land Use Plan:

The request is in Planning District 19, the Chenal Planning District. The development principles of the district include developing roads for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Park/Open space PK/OS, Residential Low (RL) Density use, and Transition (T) use for the requested area. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and

recreational land. The application is for Rezoning from R2 and POD to C-2, C-3, and OS.

Future Land Use Plan for Z-10208



The application north of Cantrell Road is an area designated for Transition (T) uses that is characterized by a single-family residence toward the east and pasture to the west. North of the Transition area is designated as Residential Low Density (RL) uses which is undeveloped and wooded. Along the northern boundary of the western portion of the application adjoining area on the east boundary is designated for Park/Open Space (PK/OS) use along tributaries of the Little

Maumelle River which serve to buffer the floodway. North of the PK/OS area is designated as Residential Low Density (RL) uses which is also undeveloped and wooded.

Surrounding the application north of Cantrell Rd to the west is area designated for Suburban Office (SO) uses characterized by a mixture of site built and manufactured homes. North of the SO area is designated for RL use, crossed by PK/OS along a tributary of the Little Maumelle River, that is the location of the Pinnacle View Middle School athletic facility. North of the application is an area designated RL which is wooded and undeveloped. East of the application, across the PK/OS area, is designated for RL uses and is characterized by single-family homes in developed subdivisions. South of the RL area, along Cantrell Rd is area of T use characterized by two undeveloped lots, an insurance agent's office in a converted single-family home, and service company office.

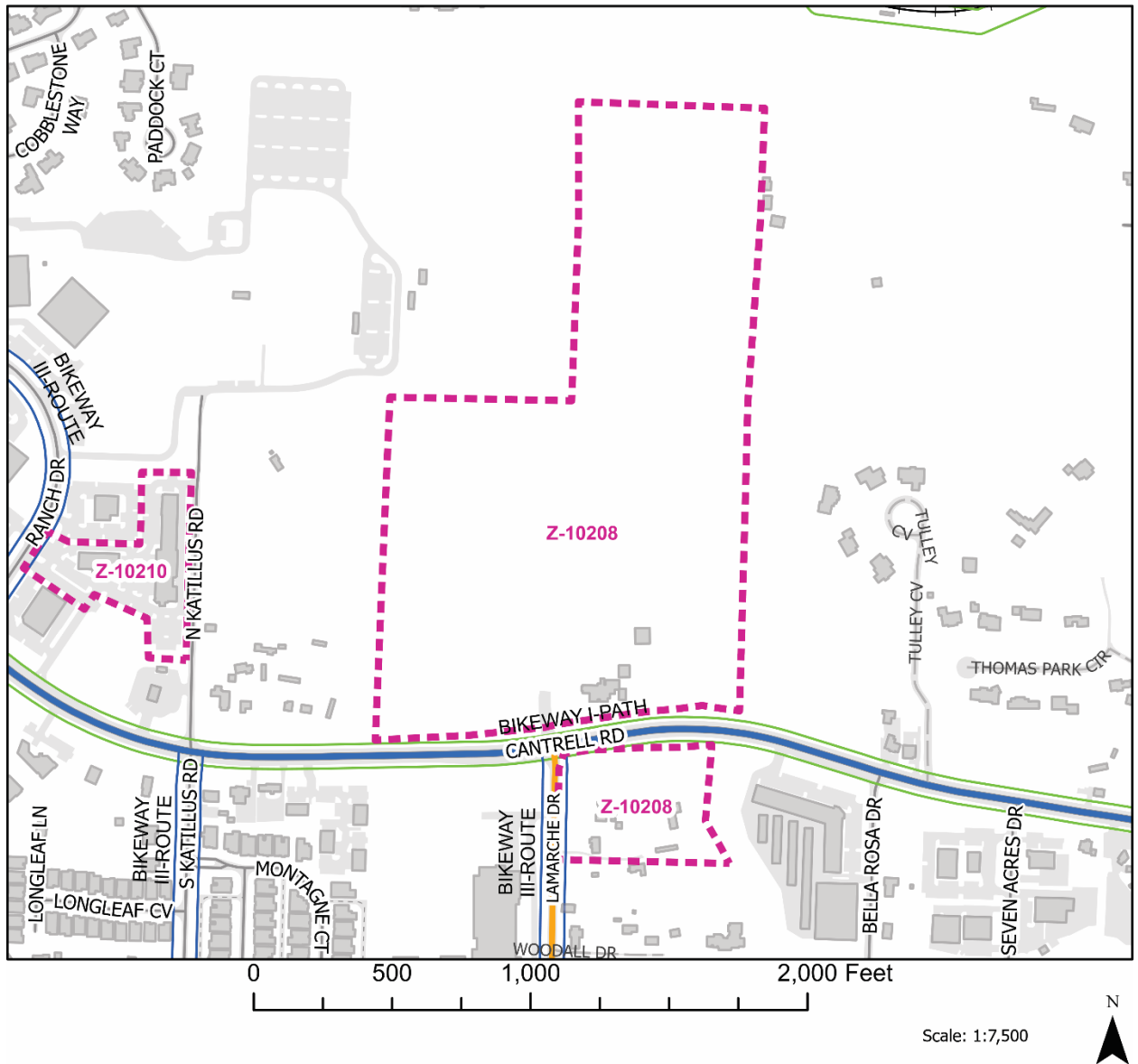
The application south of Cantrell Road is in an area designated for Transition (T) uses that is characterized by three (3) single-family homes and one (1) manufactured home. Along the east boundary is area designated for Park/Open Space (PK/OS) use along a tributary of the Little Maumelle River which buffers the floodway.

Surrounding the application south of Cantrell Rd to the west is area designated for Public/Institutional uses and is the site of the Don Roberts Elementary School. South of the application is an area designated for Transition (T) uses that is characterized by 3 vacant lots and 4 single-family homes on large lots. Beyond the T area to the south is designated RL and is characterized by single-family homes in developed subdivisions. East of the application, across the PK/OS area along Taylor Loop Creek, is designated for Transition (T) uses that is characterized by a mixed office and commercial strip development and a self-storage facility.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15965, 1990).

The Highway 10 Design Overlay District regulates standards for setbacks, landscaping, signage, lighting and other design criteria. A Planned Zoning District is required unless the application conforms to the Design Overlay standards for Highway 10 (Cantrell Road). Uses which may be considered, are lower-density multifamily residential and offices uses if the proposal is compatible with quality of life in nearby residential areas.

Master Street Plan for Z-10208



Master Street Plan:

Cantrell Rd. is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Rd. is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

ANALYSIS:

The applicant proposes to rezone a total of 56.62 acres from R-2 and POD to O-2, C-3 and OS. The rezoning is proposed for future development.

The property on the north side of Cantrell Road is occupied by a single-family residence and associated accessory structures. The remainder of the property is undeveloped. The property on the south side of Cantrell Road is occupied by two (2) single family residences.

The applicant has divided the property into six (6) acres for the proposed rezoning as follows:

- | | |
|----------------|------------|
| 1. 18.46 acres | POD to C-3 |
| 2. 12.41 acres | R-2 to O-2 |
| 3. 12.38 acres | R-2 to OS |
| 4. 8.39 acres | R-2 to C-3 |
| 5. 3.99 acres | R-2 to C-3 |
| 6. 0.99 acre | R-2 to OS |

The OS zoning is proposed to recognize existing floodway areas.

The City's Future Land Use Plan designates the property as T, RL, and PK/OS. A land use plan amendment for the proposed rezoning is a separate on this agenda.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The properties along Cantrell Road in this general area contain a mixture of office and commercial zoning and uses. The proposed O-2 zoning will represent a transition from the commercial along Cantrell Road to the single-family properties further to the north. The proposed OS zoning will serve as a buffer between the proposed office and commercial zoning and the residential zoning to the east.

STAFF RECOMMENDATION:

Staff recommends approval of the requested O-2, C-3 and OS rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 9, 2025)

The applicant was present. There were no persons registered in opposition. The item was removed from the consent agenda to address questions by the commission. Commissioner Russell expressed concerns about the lack of information regarding future development of the sites, perceived subdivision of the land, and the protection of active wetlands within the area and the lack of environmental statistics for the wetlands. Staff clarified that the application did not include the request to subdivide land. Mr. Daters, the applicant's agent, addressed concerns regarding the treatment of the tributaries, stormwater facilities, and environmental features as well as clarifying that the requested land use amendments are a preliminary step to future development plans. Commissioner Russell said his concerns had been addressed. Commissioner Baxter made a motion to approve the application as submitted with staff's recommendations. The vote was (9) ayes, (0) nays, and (2) absent. The motion passed. The application was approved.