

FILE NO.: Z-9482

NAME: 17007 Cantrell Road Short-form POD

LOCATION: 17007 Cantrell Road

DEVELOPER:

Bobby Wilkinson Revocable Trust
222 South Main Street
Stuttgart, AR 72160
870-673-4441

OWNER/AUTHORIZED AGENT:

Bobby Wilkinson Revocable Trust/Owner
White-Daters & Associates, Inc./Agent

SURVEYOR/ENGINEER:

White-Daters & Associates, Inc./Surveyor and Engineer

AREA: 2.01 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.12

CURRENT ZONING: R-2, Single-family Residential

ALLOWED USES: Single-family residence

PROPOSED ZONING: POD, Planned Office Development

PROPOSED USE: O-1, Quiet Office Uses

VARIANCE/WAIVERS:

BACKGROUND:

The property at 17007 Cantrell Road is developed with a single-family residence. It is proposed to be remodeled for quiet office use. This parcel is located within the Highway 10 Scenic Corridor Design Overlay District.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The parcel at 17007 Cantrell Road contains 2.01-acres and is located near the southwest corner of Drew Drive and Cantrell Road. The parcel is zoned R-2 and has an existing home on the property.

The owner has a prospective tenant who seeks to use remodel the property for a quiet office use. Five parking spaces would be constructed, and two existing parking spaces are available in the carport. These parking spaces would be situated on the east side of the property allowing the massive hardwood to remain in place on the property.

B. EXISTING CONDITIONS:

The property is developed with a single-family residential structure of approximately 2,400- square feet and a carport with parking for two cars. The building is setback from Cantrell Road approximately 90-feet at its nearest point to the right-of-way. As previously noted, there are several large trees on the property.

An office use within a building converted from residential use and rezoned to POD is found immediately to the east.

Office and commercial uses are located across Cantrell Road to the north.

Single-family residences on acreage are to the west and single-family uses are to the south.

This stretch of Cantrell Road has several office uses in structures previously used as residences along the south side of the road.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one phone call from a nearby property owner asking for more information about the request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Johnson Ranch Neighborhood Association, the Chevaux Court Property Owners Association, and Montaigne Court Property Owners Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Sidewalks adjacent to Cantrell Road with appropriate ADA ramps are required to be constructed in accordance with Section 31-175 of the Little Rock code and the Master Street Plan.
2. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

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. However, the parking area may require the service conductor to be elevated to meet NESC clearances for a parking lot. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

No Objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full plan review

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.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org 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 properties to the west and south are 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 purposed, shall be provided within the landscape ordinance of the city, section 15-81.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. 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. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
7. 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 received.

Planning Division: The request is in the Chenal Valley Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to change an area from R-2 (Single Family District) to POD (Planned Office Development) District to allow conversion and expansion of a house on the property for office use with parking. The site is within the Highway 10 Design Overlay District.

Master Street Plan: To the north is Cantrell Road and it is shown as 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: There is a Class I Bike Path 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: December 11, 2019

The applicant was present. Staff presented the item to the committee.

Planning staff requested for the proposed undisturbed areas to be indicated on the site plan. Information regarding proposed signage, operating hours, and the dumpster/recycling location and screening details.

Public Works commented that sidewalks were required to be constructed adjacent to Cantrell Road.

It was also noted that a sewer main extension with easements would be required if new sewer service was necessary for this project.

The Entergy comment specifying the possible required elevation of the service conductor to meet NESC clearances for a parking lot was brought to the attention of the applicant.

The Landscape comments regarding the Highway 10 frontage buffer, the land use buffer between dissimilar land uses, and perimeter planting strip requirements for vehicular use areas were discussed.

Responses were to be received by December 11, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

An updated site plan was submitted addressing subdivision committee comments.

The areas to be left undisturbed have been more precisely shown.

Signage will comply with office district standards and the Highway 10 Scenic Design Overlay District.

Hours would be typical business hours with occasional weekends.

A dumpster pad location has been added.

Public Works has stipulated the installation of sidewalks along Cantrell Road will be required with future development.

The landscaping buffering will be provided to meet standards.

It appears the technical issues have been addressed.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the property to 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:

(JANUARY 9, 2020)

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 10 ayes, 0 noes, and 1 absent.