

FILE NO.: Z-10143

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NAME: Lots 3A & 3B, The Divide – PCD & Revised Preliminary Plat

LOCATION: Northwest corner of Cantrell Road & The Divide Parkway

DEVELOPER:

PDC, LLC (Owner)  
16623 Cantrell Road  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

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

AREA: 3.07 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.03

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 3.07 acres from C-3 to PCD. The applicant is also proposing to revise the preliminary plat for Lot 3, The Divide Addition. The applicant will subdivide the 3.07 acre tract, described as Lots 3A & 3B, The Divide Addition, creating two (2) separate lots. Lot 3A shows an area of 1.28 acres and will contain a carwash. Lot 3B shows an area of 1.72 acres and will be developed to contain a future restaurant.

B. EXISTING CONDITIONS:

The site is currently undeveloped and heavily wooded. Properties in the general area mostly contain commercial and office zoning and uses. The Chenal Valley "Bronte Court" subdivision is located to the west and the Bible Church of Little Rock is located to the east of the proposed development. There is a Wal-Mart retail store located on the southeast corner of Highway 10 and Chenal Parkway. The proposed site for the PCD & revised preliminary plat lies within the Highway 10 Design Overlay District.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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):

1. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
2. Submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development. TIA should show the following: 1. an evaluation of the existing traffic conditions in the vicinity of the proposed site. 2. an analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site. 3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development 4. evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations. 5. Assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
3. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrance they serve."
4. Dumpster Enclosure shall be permitted separately as a fence permit, if it is 7ft in height or taller it will require plans, profiles, and calculations done by an Arkansas Licensed Structural Engineer.
5. Retaining walls shall be permitted separately as a retaining wall permit, if it is 4ft in height or taller it will require plans, profiles, and calculations done by an Arkansas Licensed Structural Engineer.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Dedicate right-of-way as shown on plan for construction of sidewalk with the development.
1. Obtain approval from Entergy for use of utility easement for the proposed development.
2. Construct sidewalk with handicap ramps as shown on plans.
3. 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. Is a variance being requested to advance grade both lots with imminent construction on 1 lot?
4. Storm water detention ordinance applies to this property. Maintenance of the detention facility and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
5. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

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

Little Rock Water Reclamation Authority: Water and sewer easements appear to overlap. Please clarify.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Contact Central Arkansas Water regarding the size and location of the water meter.

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:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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 2021 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 places 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 2021 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 2021 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 replaces 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 2021 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshal's 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.

Parks and Recreation: No comments received.

County Planning: No comments received.

## **F. BUILDING CODES/LANDSCAPE:**

Building Code: Full Plan review is required for all construction moving forward. Coordinate with Curtis Richey @ 501-371-4724, [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or Tim Whitener, 501-371-4875, [twhitener@littlerock.gov](mailto:twhitener@littlerock.gov) to work out details moving forward. Building permits are required. Full Plans will be required from Architects, Engineers in each MEP Field.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.
3. Any new site development must comply with the City's minimal Site Design and Development requirements. Refer to the Code of Ordinances, Chapter 36, Article 5, Division 7. Design Overlay District – Highway 10 Scenic Corridor.

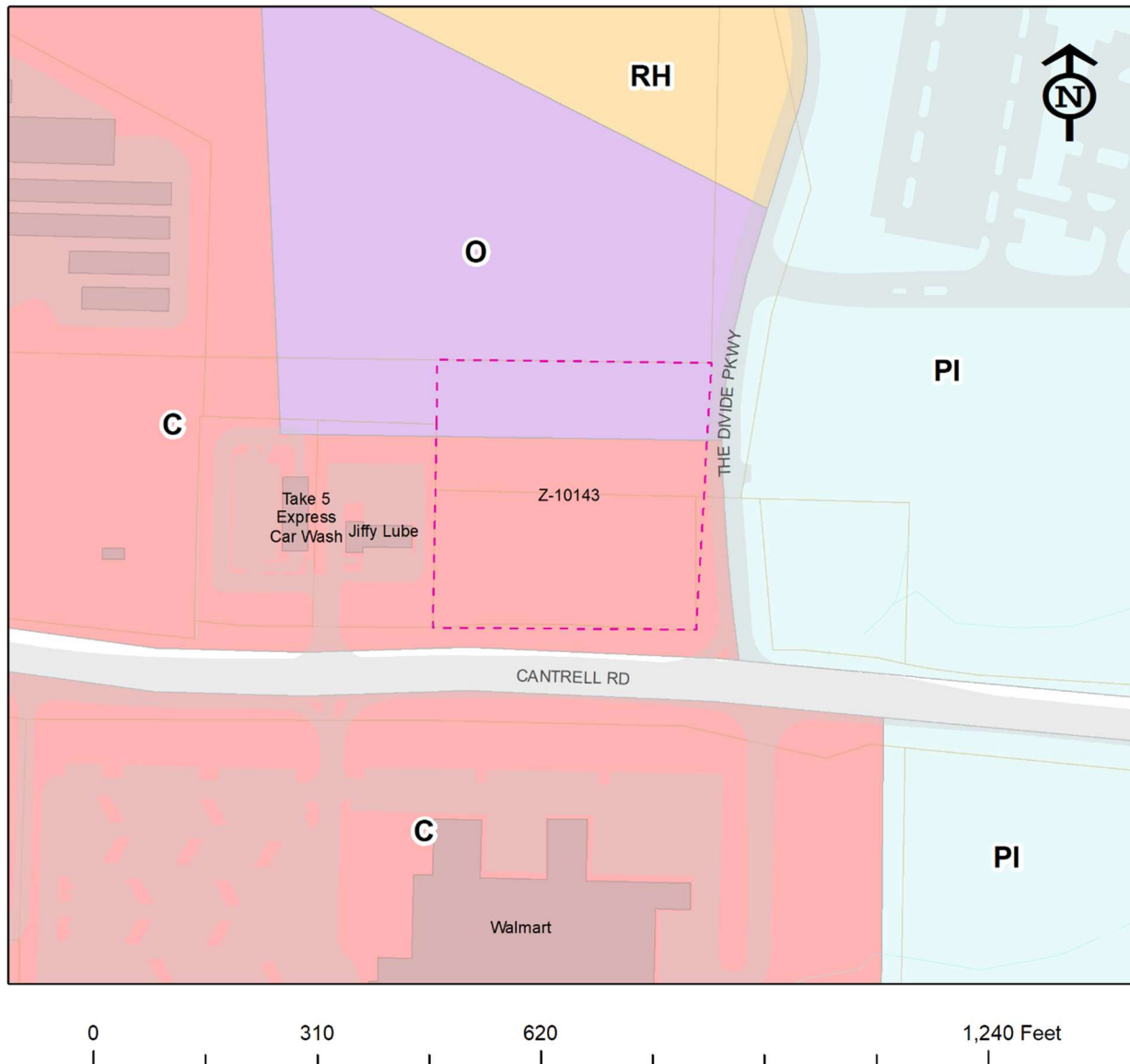
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Pinnacle Planning District. The Land Use Plan shows C for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is for a commercial development and commercial preliminary plat.

## Land Use Plan Z-10143



West of the application area are a quick lube and car wash in an area of Commercial (C). North of the area is vacant Office (O). A school campus is on the east in an area of Public/Institutional (PI) use. To the south of the area, across Cantrell Road is Commercial (C) uses.

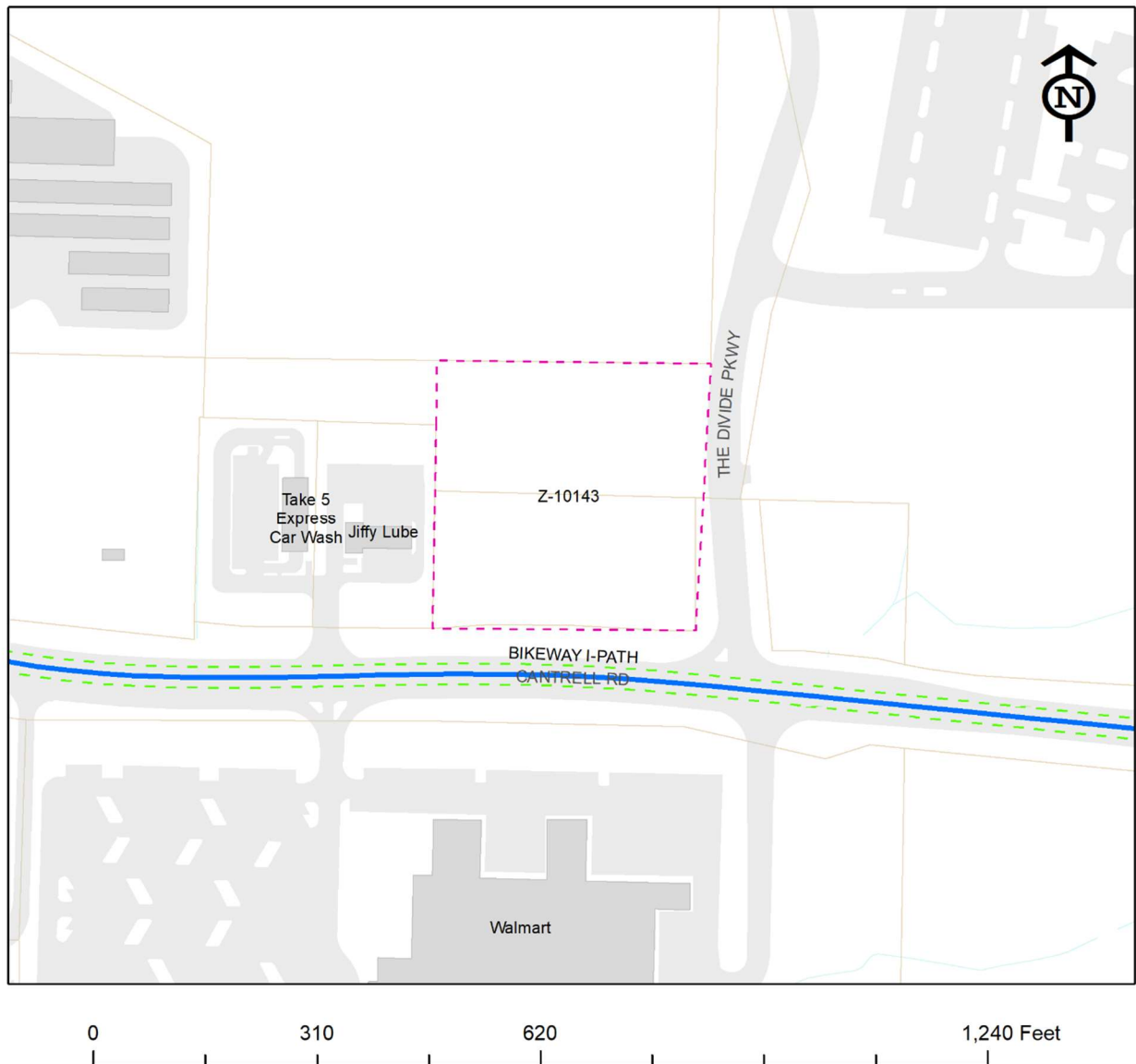
The subject site is located in the Highway 10 Design Overlay District (Ord. 15965).



Master Street Plan:

The Divide Pkwy is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan Z-10143



Bicycle Plan:

The Divide Pkwy is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone 3.07 acres from C-3 to PCD. The applicant is also proposing to revise the preliminary plat for Lot 3, The Divide Addition. The applicant will subdivide the 3.07 acre tract, described as Lots 3A & 3B, The Divide Addition, creating two (2) separate lots. Lot 3A shows an area of 1.28 acres and will contain a carwash. Lot 3B shows an area of 1.72 acres and will be developed to contain a future restaurant.

The site is currently undeveloped and heavily wooded. Properties in the general area mostly contain commercial and office zoning and uses. The Chenal Valley "Bronte Court" subdivision is located to the west and the Bible Church of Little Rock is located to the east of the proposed development. There is a Wal-Mart retail store located on the southeast corner of Highway 10 and Chenal Parkway. The proposed site for the PCD & revised preliminary plat lies within the Highway 10 Design Overlay District.

Both lots will be accessed by a sixty (60) foot wide, shared access & utility easement extending from Highway 10, in a north-south direction through both lots. A thirty-six (36) foot wide secondary ingress/egress drive is located near the northeast corner of Lot 3B, along The Divide Parkway.

On Lot 3A, the developer is proposing to construct a 4,100, square foot, automated and manual carwash facility that will contain four (4) service lanes. The carwash vacuum area will contain six (6) bays and will be located in the southern portion of the lot facing Hwy 10. The site plan shows an ATM to the east of the carwash service lanes.

The maximum building height for Lot 3A shall not exceed thirty-five (35) feet in height.

The hours of operation for Lot 3A will be seven (7) days a week, from 7:00am-9:00pm.

Section 36-502(3)(g) requires 5.0 spaces plus one (1) space for every two hundred (250) feet of gross building area. The site plan shows more than twenty-four (24) parking spaces for Lot 3A considering stacking in the four (4) carwash service

lanes and six (6) parking spaces in vacuum area. Staff feels the parking is sufficient to serve the proposed use on Lot 3A.

On lot 3B, the developer is proposing to construct a one-story, 3,200 square foot building. The proposed use includes a restaurant with drive-thru service located on the eastern side of the building.

The maximum building height for Lot 3B shall not exceed thirty-five (35) feet in height.

The hours of operation for Lot 3B will be seven (7) days a week, from 6:00am to 12:00 midnight.

Section 36-502(3)(c) requires 1.0 space for each one hundred (100) square feet of gross floor area. The site plan shows more than fifty-two (52) parking spaces for Lot 3B considering stacking for the drive-thru service lane. Staff feels the parking is sufficient to serve the proposed use on Lot 3A.

All required building setbacks for the proposed buildings on Lot 3A and Lot 3B comply with the Highway 10 DOD.

The site plan shows the dumpster enclosure located near the northwestern corner, in the rear of the proposed buildings, for both lots. All dumpsters must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The site plan shows a monument sign to be located between the front property line and the vacuum area for Lot 3A and between the front property line and parking area for Lot 3B. All signage must comply with Section 36-346(f)(1)(2) of the City's Zoning Ordinance.

All sight lighting must be low-level and directed away from adjacent properties.

Staff supports the requested PCD zoning and revised preliminary plat. Staff views the request as reasonable. The property is currently zoned C-3 but is being reviewed through the PCD process based on the fact that each of the two (2) lots will be less than two (2) acres in area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning and revised preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 10, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays and 2 absent. The application was approved.