

August 14, 2025

ITEM NO.: 13

FILE NO.: Z-5099-J

NAME: Northwest Territory (Lots 9F thru 9J) – PCD and Preliminary Plat

LOCATION: North side of Cantrell Road approximately 800 west of Chenal Parkway

DEVELOPER:

PDC, LLC
16623 Cantrell Road, suite 2A
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

PDC, LLC (Owner)

Tim Daters (Agent)

ENGINEER/SURVEYOR:

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

AREA: 7 . 1 1 acres NUMBER OF LOTS: 5 FT. NEW STREET: 670 LF

WARD: 5 PLANNING DISTRICT: 20 CENSUS TRACT: 42.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None Requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the 7.11 acre property from C-3 to PCD, and subdivide the property into five (5) lots for future commercial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded, with varying degrees of slope.

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 notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. All proposed developments shall have ADA Access shall be shown to and from the Right-of-Way(s), this being all ROWs and private drives.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Drives may not exceed 40% of the lot width.
4. All sites shall show ADA stalls and aisles on the plan as required by Code.
5. 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.
6. Dumpster enclosures must be permitted as a fence and anything 7ft in height or taller measured from the bottom of the footing to the top of the wall/fence shall be designed by an Arkansas Licensed Engineer (Structural).
7. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of

8. requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
9. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
10. 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.

ENGINEERING COMMENTS (PUBLIC WORKS): No Comments.

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

Little Rock Water Reclamation Authority:

Please submit plans for sewer main extension.

Entergy: No comments received.

Summit Utilities: 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.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

County Planning: No Comments 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 Tim Whitener at 501-371-4875 twhitener@littlerock.gov

Landscape: The development of each lot must comply with Chapter 15, Landscaping and Tree Protection.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in the Pinnacle Planning District, District 20. The Land Use Plan shows Commercial (C) use for the requested area. The Commercial (C) use 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 Planned Commercial Development (PCD).

Surrounding the application area to the north, across Chenal Parkway is Residential High (RH) density use area characterized by an apartment complex. Northeast of the application is Office (O) use, characterized by undeveloped and wooded space.

East and southeast is Commercial (C) use characterized by automobile services, a convenience store with gas pumps and a restaurant with drive-thru. South of the application, across Cantrell Road, is Residential Low (RL) density use characterized by single-family homes in subdivisions and Commercial (C) use area that is wooded and undeveloped.

The application site is located in the Highway 10 Design Overlay District (Ord. 15965). The purpose of this district is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10. In particular the purposes of this district are as follows:

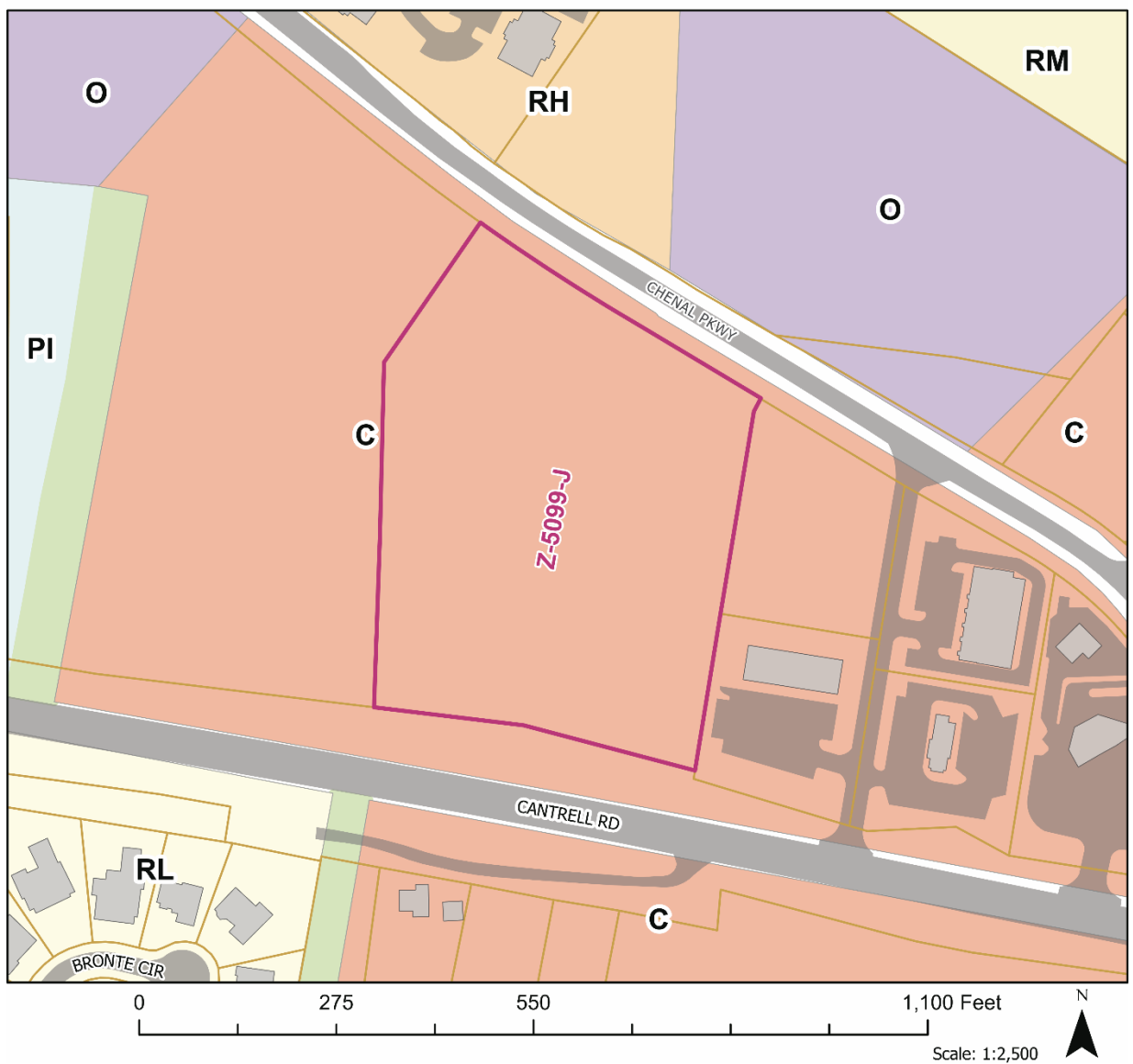
- (1) To protect and enhance the scenic quality of the Highway 10 corridor by providing for sensitive developments which will maximize the natural foliage and terrain while also providing planted buffer and landscaped areas.
- (2) To create a distinctive parkway atmosphere along Highway 10 by encouraging substantial building setbacks, extensive landscaping and uniform tree plantings.

(3) To minimize the number of curb cuts along Highway 10 so that the roadway will function at an efficient level of service.

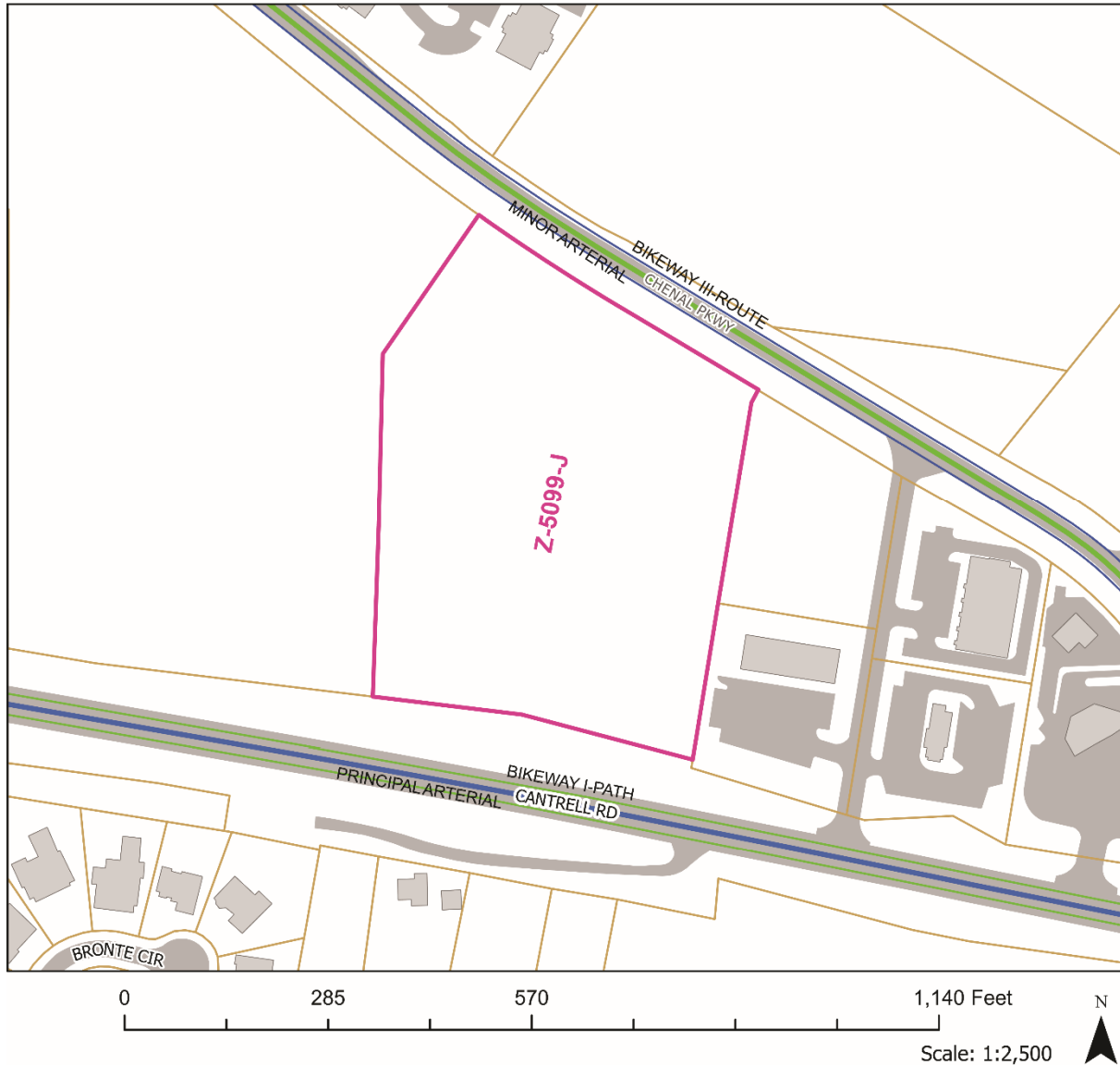
(4) To promote development along Highway 10 without the undesired effects of small lot strip development.

(5) To create standards for signage and parking lot lighting which are in keeping with the intent of this article.

Future Land Use Plan for Z-5099-J



Master Street Plan for Z-5099-J



Master Street Plan:

Cantrell Road 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. Chenal Parkway is Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide

the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Flintridge Road is not shown on the Master Bike Plan with proposed or existing facilities in the area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting to rezone the 7.11-acre property from C-3 to PCD, and subdivide the property into five (5) lots for future commercial development. The property is currently undeveloped and wooded, with varying degrees of slope.

The applicant proposes to subdivide the property into five (5) lots as follows:

- Lot 9F - 1.31 acres
- Lot 9G - 1.60 acres
- Lot 9H - 1.32 acres
- Lot 9I - 1.41 acres
- Lot 9J - 1.47 acres

A private 36-foot-wide commercial street will run through the center of the overall development from Cantrell Road to Chenal Parkway. The private street will be within a 60-foot-wide access and utility easement. The proposed subdivision plat shows a 100-foot building setback line along the Cantrell Road frontage, with a 40-foot-wide landscape buffer along the same frontage. The setback and buffer comply with the Highway 10 Design Overlay District standards.

The applicant is proposing a conceptual-type site plan for each of the five (5) lots. Each lot will take access from the 36-foot-wide private street. The applicant notes that each lot development will comply with the C-3 development standards, with respect to minimum building setbacks, building height, parking, buffers, landscaping, etc.

The applicant is proposing C-3 permitted uses for the subdivision.

All dumpster areas will be screened as per ordinance standards.

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

All signage for Lots 9F and 9J must comply with the Highway 10 Design Overlay District. Signage for the remaining lots must comply with Section 36-555 (signs allowed in commercial zones)

A traffic study will not be required at this time, based on the fact that specific uses for each lot are not known at this time. At the time of building permit, a traffic study may be required for an individual lot development based on the specific use/business proposed.

Any individual lot or perimeter fencing must comply with Section 36-516 of the code.

Staff is supportive of the proposed PCD zoning and subdivision plat. The only reason a PCD is required is the fact that the two (2) lots (Lots 9F and 9J) that front on Highway 10 are less than two (2) acres in area. The property is currently zoned C-3. The proposed development represents a continuation of the commercial development along the north side of Highway 10, west of Chenal Parkway, and should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis of the agenda staff report.