

January 8, 2026

ITEM NO.: 15

FILE NO.: Z-7500-K

NAME: Hamilton Station Apartments - PRD

LOCATION: North of 14524 Cantrell Road

DEVELOPER:

Rees Commercial (Owner)  
11719 Hinson Road, Suite 130  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Jess Griffin (Agent)  
11719 Hinson Road, Suite 130  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Arrow Surveying  
P.O. Box 13087  
Maumelle, AR 72113

AREA: 11 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

VARIANCE/WAIVERS:

None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone 10.67 acres from POD to PRD. The multi-family apartment development will contain three (3) separate buildings, four (4) stories in height and 250 residential units. The development will also contain three (3) townhomes located near the northeast portion of the property. The applicant notes the development has no phasing plan at this time, but is subject to change in the future.

B. EXISTING CONDITIONS:

The site is currently undeveloped and partially tree covered. Some site work has taken place on the property. Properties in the general area contain a mixture of zoning and uses.

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):

1. Engineer of record needs to provide all correspondence with AR Department of Transportation.
2. Applicant to provide adequate site plan. Showing all surrounding streets existing and proposed.
3. Approval from LRFD and suggested access plans and hydrant locations.
4. 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 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.
5. 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.
6. 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.
7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and

- ditches, culverts, detention ponds, outlet structures, inlets and an analysis of downstream impact with existing infrastructure as required per City's current stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
8. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
  9. 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."
  10. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
  11. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000
  12. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

13. ADA Access shall be shown to the Right-of-Way.
14. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
15. Proposal for use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
16. May be subject to building permit for further review.
17. Accessible path of travel to be shown from public street and between buildings, including trash enclosures.
18. All facilities on site to meet accessibility requirements. Including parking and path of travel.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
2. The minimum Finish Floor of all proposed inhabitable structures are required to be elevated to at least 1 ft higher than the base flood elevation and required to be shown on the site plan.
3. No development is permitted within the floodway. 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.
4. Provide additional information detailing the uses of the east and west proposed driveways. Will tenants use both driveways for typical access or is one driveway for secondary fire access only.
5. The development is required to provide stormwater detention in conformance with the Little Rock Drainage Manual.
6. The proposed residential apartment development will add substantial traffic to the Cantrell Rd/Taylor Loop Rd intersection which has insufficient lanes, lane geometry, and vehicle stacking. A traffic study is required to be provided based on existing and future traffic volumes to verify the adequacy of the existing lanes, lane geometry, and vehicle stacking or if additional improvements are

required to prevent a reduction in the level of service of the intersection. The engineer should contact ARDOT and obtain the latest plans and expected time of construction of the Cantrell Rd Widening Project.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

**Central Arkansas Water does not support approval of the project until the following issues are resolved:**

1. A 48-inch raw water line and a 72-inch raw water line crosses this site within a 50-foot wide waterline easement in the middle of this property. Care must be taken to protect these water lines and any appurtenances, such as access and air release vaults, or monumentation which may be in the area. No signs, light poles, dumpster pads or other structures on foundations will be allowed within the existing 50-foot waterline easement. Paved parking and driveways are allowed. Field verification of the pipeline depth and location will need to be made by Central Arkansas Water. Construction of the proposed improvements must be performed with materials and techniques that will not harm or damage the pipelines or interfere with their operation. Due to the critical nature of the raw water lines located near this grading please contact CAW at 501-377-1241, 24 hours prior to any work within the water line Right-of-Way.
2. A survey of the planned site and location of the existing 48" and 72" raw water line easement must be provided to Central Arkansas Water by a licensed surveyor.
3. Provide a grading plan showing existing and proposed contours to Central Arkansas Water.
4. No structures including retaining walls and light pole foundations are allowed within the 48" and 72" 50-foot raw water line easement or within 15' of the edge of the easement.
5. Owner to provide a geotechnical engineer to examine the site to study the potential increased loads on the pipes due to fill, adjacent structures and dynamic loads during and after construction, and provide recommendations to minimize additional burden on the pipes that are acceptable to CAW.

6. All construction work, including earthwork, shall be observed by CAW. Contact CAW, Andrew Pownall, prior to any work in this area.
7. A water main extension will be needed to provide water service to this property.
8. 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.
9. 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.
10. 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.
11. 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.
12. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
13. 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.
14. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

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 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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**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 exceeds 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 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 replace 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.

**Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2



**As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in Planning District 1, the River Mountain Planning District. The development principles of the district include the improvement of roads for multimodal transportation, preservation of open space and environmental features, and development of Neo-Traditional neighborhoods in undeveloped areas. The Land Use Plan shows Transition (T) for the application area. Transition (T) is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is for a PRD.

North and northwest of the application area are areas designated Park/Open Space (PK/OS) and are characterized by a creek. North beyond the creek and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences in developed subdivisions. East of the application area is area designated for Transition (T) uses and is characterized by a veterinary hospital and single-family residences. South of the application area are areas designated for Office (O) and Mixed Office and Commercial (MOC) uses and are characterized by office buildings, a healthcare clinic, and two restaurants.

This site is not located in an Overlay District.

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. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Cantrell Road 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.

H. ANALYSIS:

The applicant is requesting to rezone 10.67 acres from POD to PRD. The multi-family apartment development will contain three (3) separate buildings, four (4) stories in height and 250 residential units. The development will also contain three (3) townhomes located near the northeast portion of the property. The applicant notes the development has no phasing plan at this time but is subject to change in the future.

The site is currently undeveloped and partially tree covered. Some site work has taken place on the property. Properties in the general area contain a mixture of zoning and uses.

Access drives will be located at the southeast and southwest corners of the overall development. The project will be accessed through existing commercial developments at 14524 Cantrell Road and 14800/14820 Cantrell Road. There will also be a 26-foot-wide access drive along the south property line which will connect the two (2) access points.

The main buildings and townhouses show building setbacks over eighty (80) feet from all property lines. All garages and carports will be setback over twenty (26) feet from all property lines.

The proposed multifamily development will include studio apartments, one (1), two (2) and three (3) bedroom units. They will range in size from 664 square feet to 1,585 square feet.

Amenities for the proposed development will include a swimming pool/pavilion area, an area for hammocks, clubhouse, and a mini-golf course. Townhouse amenities shown on the plan depict an area that will contain a fire/BBQ pit and playground.

The applicant is providing a total of 352 parking spaces, including handicapped parking spaces. The parking plan contains a mixture of garages, carport and uncovered parking. Typically, 375 spaces are required for the 250 apartment units.

Parking for the three (3) townhouses shown on the plan will contain a 2-car garage for each townhouse. Staff feels that parking provided for the apartments, the clubhouse and townhomes is sufficient to serve the use.

All required landscaping must comply with Chapter 15 (Landscape Ordinance). The site must also comply with the screening and buffer requirements of Chapter 36.

The applicant did not provide a sign plan with this application. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted in multifamily zones).

The site plan shows several dumpsters throughout the site. All dumpsters on the site must be screened and comply with and comply with Section 36-523 of the City's Zoning Ordinance.

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

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Staff cannot support the project at this time due to the fact that issues have been raised by Central Arkansas Water, Public Works and ARDOT, which have not been addressed by the applicant. Staff believes the application needs to be deferred so that the outstanding issues can be resolved.

**STAFF RECOMMENDATION:**

Staff recommends the application be deferred in order for the applicant to address issues raised by Central Arkansas Water, Public Works (traffic study), and ARDOT