

November 13, 2025

ITEM NO.: 15

Z-7880-B

NAME: Maywood Village – PCD

LOCATION: 18511 Cantrell Road

DEVELOPER:

Maywood Village, LLC (Owner)
1 Maywood Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Brian Dale (Agent)
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Incorporated
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 4.8 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.06

CURRENT ZONING: O-1/R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 4.8 acre site from O-1/R-2 to PCD to allow for a mixed-use development that will contain commercial, office and residential uses. The applicant is requesting C-2 permitted uses as a use mix for the non-residential aspects of the development. Subject property is located within the Highway 10 Design Overlay District (DOD).

B. EXISTING CONDITIONS:

The southeast corner of Maywood Drive and Cantrell Road contains an existing building utilized as an office. The remaining portion of the site contains R-2 zoning and uses. Properties in the general area of the site 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. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, ADA and ordinances are met.
2. All streets, sidewalks and drainage shall comply with City of Little Rock Standards and Specifications.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
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, and inlets is required per City's 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. Since City required boundary street improvements will take place in ARDOT right of way, these improvements required by City's boundary street ordinance is subject to approval from ARDOT District 6. Please contact ARDOT District 6 Permit officer at 501-569-2266 to submit for review and approval of boundary street improvement construction plans within ARDOT right of way.
10. A traffic impact study (TIA) may be required at the time of building permit. 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.
11. Pending the recommendations of the Traffic Study, traffic signal modifications may be needed and some of the construction will take place within state right of way, a special permit from ARDOT District 6 and a traffic control device permit from ARDOT Roadway Design Division to modify the traffic signal will also be needed before construction can begin. Have the Developer contact the District 6 Permit officer Angela Bettis at 501-569-2266 and submit the construction plans and traffic signal modification plans to District 6 for their review and approval. District 6 will forward the traffic signal modification plans to Roadway Design Division for their review and approval for the traffic control device permit. Roadway Design Division's contact is Brian Bettinardi at 501-569-2566.
12. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
13. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District, in which a special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
14. Pending ARDOT review/approval 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.”

15. 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 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.
16. 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.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Cantrell Rd is classified on the Master Street Plan as a principal arterial street. A dedication of right-of-way 55 feet from centerline will be required;
2. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Cantrell Rd in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
3. A 20 feet radial dedication of right-of-way is required at the intersections of Cantrell Rd and Norton Rd. and at Cantrell Rd and Maywood Drive.
4. Due to the proposed use of the property, the Master Street Plan specifies that Norton Rd for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
5. Due to the proposed use of the property, the Master Street Plan specifies that Maywood Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
6. With site development, provide design of Norton Rd conforming to the Master Street Plan. Construct one-half street improvement to Norton Rd including 5-foot sidewalks with planned development to a width of 31 ft from the existing east back of curb.
7. With site development, provide design of Maywood Drive conforming to the Master Street Plan. Construct one-half street improvement to Maywood Drive including 5-foot sidewalks with planned development to a width of 15.5 ft from center of street.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

9. Show the proposed location of the stormwater detention pond. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
10. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
11. 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.
12. 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.
13. Streetlights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
14. The width of driveway must not exceed 40 feet.
15. 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.
16. Proposed improvements within the existing drainage way must be designed for the 100 year storm event to pass.
17. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on an arterial street is 300 ft from intersections and other driveways and 150 ft from side property lines. The width of driveway must not exceed 40 feet.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.
3. 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.
 4. 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.
 5. 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.
 6. Contact Central Arkansas Water regarding the size and location of the water meter.
 7. 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.
 8. 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.
 9. 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.

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. Buildings 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 provided 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 buildings 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 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.

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9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with 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. The property must comply with the requirements of the Highway 10 Overlay District.

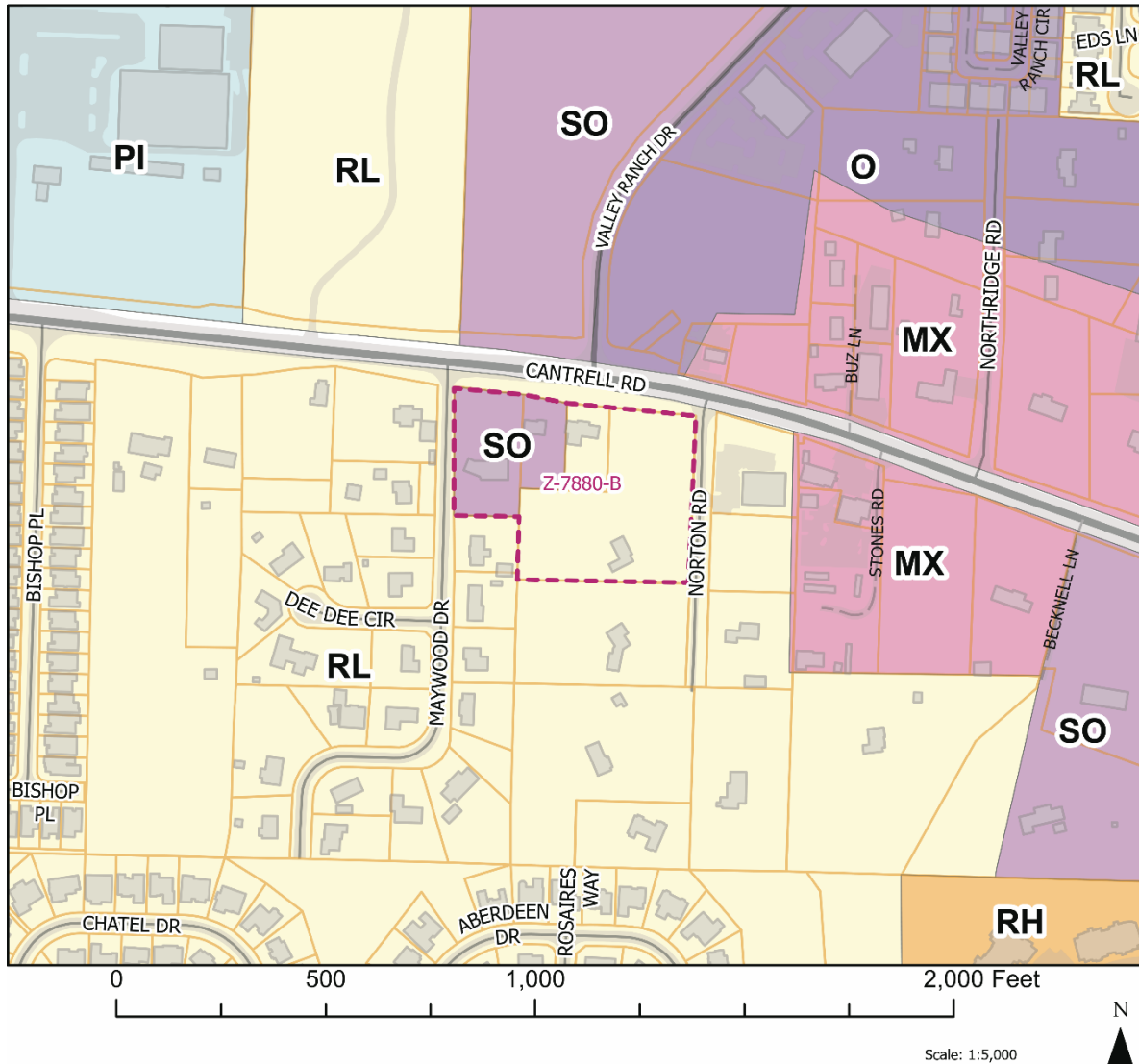
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL)

Future Land Use Plan for Z-7880-B



use for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided

that the density remains less than 6 units per acre. The application is for a Planned Commercial District for mixed uses.

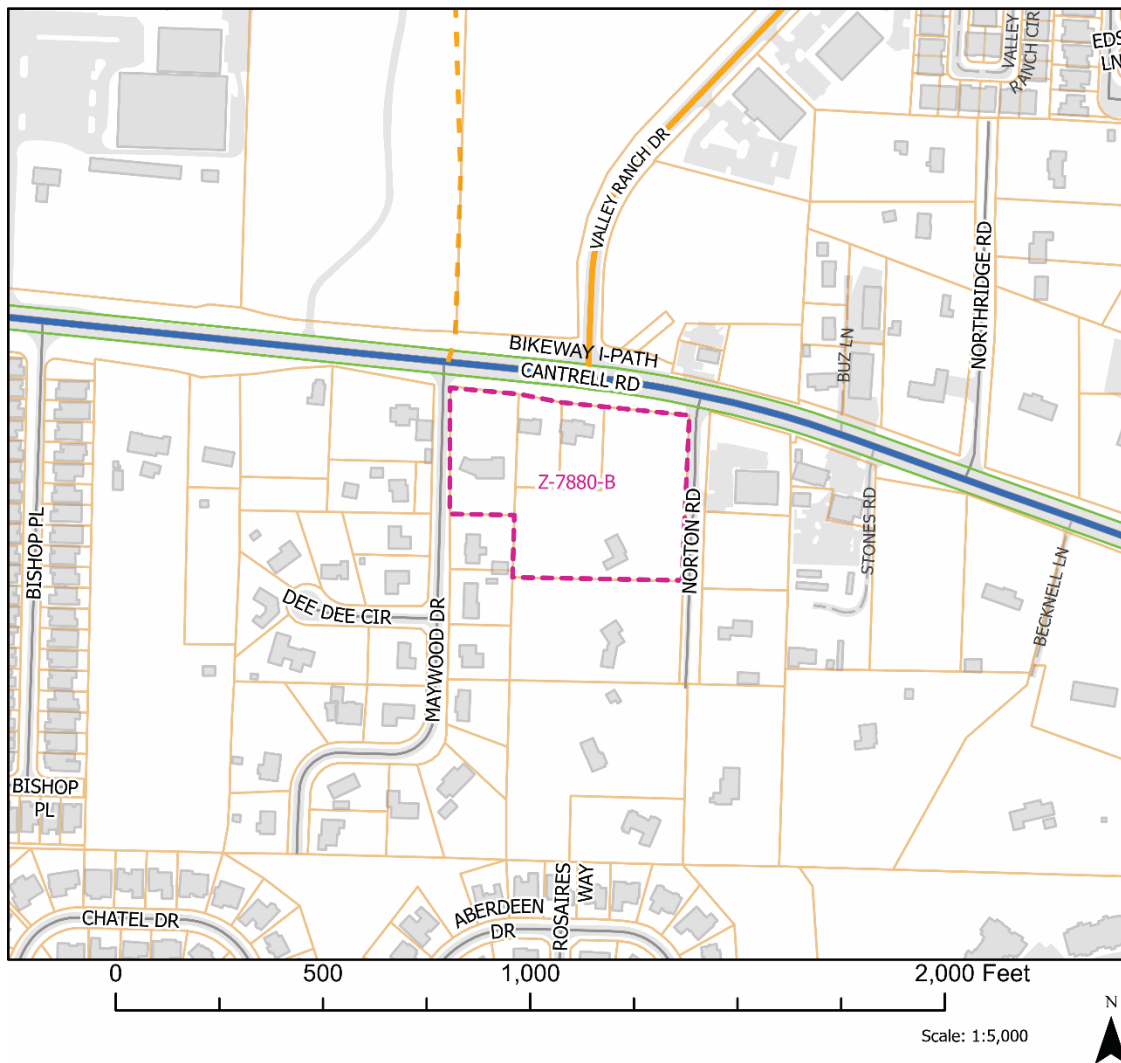
Surrounding the application area, to the northwest and directly west is area designated for Suburban Office (SO) use and is characterized by open space and single-family homes, respectively. To the northeast is area designated for Office (O) use and is characterized by office space for private and state entities and duplexes in a developed subdivision. To the south, east, and west is area designated for Residential Low Density (RL) use and is characterized primarily by single-family homes in developed subdivisions and interspersed with a day care and welding business.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15,965, 1990). The purpose of this district is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10.

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.

Master Street Plan for Z-7880-B



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.

H. ANALYSIS:

The applicant proposes to rezone a 4.8 acre site from O-1/R-2 to PCD to allow for a mixed-use development that will contain commercial, office and residential uses. The applicant is requesting C-2 permitted uses as a use mix for the non-residential aspects of the development. Subject property is located within the Highway 10 Design Overlay District (DOD).

The southeast corner of Maywood Drive and Cantrell Road contains an existing building utilized as an office. The remaining portion of the site contains R-2 zoning and uses. Properties in the general area of the site contain a mixture of zoning and uses.

Access to Maywood Village is provided by a thirty-six (36) foot wide driveway extending from Cantrell Road. A second driveway is shown to the east of the development from Norton Road.

The site plan shows thirteen (13) buildings.

The site plan shows a front building setback at least one hundred (100) feet from the front property line, over forty (40) feet from the side (west) property, over thirty (30) feet from the east property line, and over forty (40) feet from the rear property line.

The site plan shows a forty (40) foot landscape buffer as required by the Highway 10 Design Overlay District (DOD).

The site plan shows three-point, emergency apparatus turnaround, near the southwest and southeast corners of the development.

The existing building addressed 1 Maywood Drive, located near the western portion of the development, is currently being utilized as an office and will remain as an aspect of Maywood Village.

The mixed-used development will contain a mixture of residential, office and commercial spaces where occupants will live, work, shop and utilize the common amenity areas depicted on the site plan. The applicant notes twenty-one (21) single-family units will be included as part of the overall development. The 2,800 square foot building located near the center of the site will contain an event center use.

Maywood Village will operate Monday-Friday from 10:00am-9:00pm, Friday & Saturday from 10:00am-10:00pm.

The site plan shows parking spaces provided along the north, east and west property lines. Garages and surface parking are shown for all of the single-family apartment units.

Staff feels that the parking spaces provided is sufficient to serve the mixed-use development. The proposed number of parking spaces conforms with the typical ordinance requirement for a shopping center.

The site plan shows a sign near the entrance of the site along Cantrell Road. All signs must comply with Section 36-346(5)(f) of the City's Zoning Ordinance (Highway 10 Design Overlay District).

The applicant notes a mail kiosk will be provided on the west side of the project near the pavilion.

The applicant notes three (3) dumpsters will be placed on the site. Any dumpster placed on the site must be screened comply with Section 36-523(d) of the City's Zoning Ordinance.

The site plan shows adequate screening as required by code. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

All site lighting shall be low-level and directed away from adjacent properties.

To staff's knowledge, there are no outstanding issues associated with this application. The proposed development is located along the Highway 10 Corridor, which contains a mixture of zoning and uses. Staff feels the use is consistent with the development pattern in the area. The proposed development will create a mixture of uses and provide a diversity of residential housing within the general area. Staff feels the proposed use should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

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