

September 9, 2021

ITEM NO.: 5

FILE NO.: Z-4524-H

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NAME: Lei Clinic – Revised POD

LOCATION: 12904 Cantrell Road

DEVELOPER:

Hong Yi and Qiaoli Lei  
45 Talais Drive  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Hong Yi and Qiaoli Lei – Owners  
Development Consultants, Inc. – Agent

SURVEYOR/ENGINEER:

Development Consultants, Inc.  
2200 N. Rodney Parham Road, Suite 220  
Little Roc, AR 72212

AREA: 1.57 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.05

CURRENT ZONING: POD

Variance/Waivers: None requested.

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BACKGROUND:

On February 3, 2009, the Board of Directors approved Ordinance No. 20,068 which rezoned this property from O-2 to POD as part of a two (2) lot development. The approval included an 8,000 square foot building (1.5 stories in height) located near the center of the 1.57 acre lot. A total of 29 parking spaces was provided along the north, south and east sides of the building. A shared access drive from Cantrell Road was provided between this lot and the second lot immediately to the east. O-2 permitted uses were approved for the development.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 1.57 acre property from "POD" Planned Office District to "Revised POD" Planned Office District to allow single building development to include medical clinic, office and restaurant uses.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Sidewalks with appropriate handicap ramps are required to be constructed in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan along Cantrell Road, if not constructed as part of the Highway 10 widening project.
2. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-210 of the Little Rock Code and the Master Street Plan along the access easement from the Right-of-Way to the proposed structure.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
4. 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.
5. The transition area must be revegetated prior to the issuance of a certificate of occupancy.
6. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
7. 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.

8. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to the City for approval. After construction, an as-built certification is required for construction of the retaining wall.
9. Future eastbound left turns will not be permitted with construction of the Highway 10 widening project.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

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 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

A Development Fee based on the size of meter connection(s) and/or water main 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. Contact CAW, Andrew Pownall, for the fee schedule.

Fire Department:

**Maintain Access:**

**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. 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 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.

**Commercial and Industrial Developments – 2 means of access.** - Maintain fire apparatus access roads as per Appendix D of the 2012 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.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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: No comments received.

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.

Any disturbance of more than 70% of the buffer area must be restored in accordance with the zoning and landscape ordinances.

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 property to the north is zoned MF-12 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.
5. 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. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. 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.

7. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
8. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
9. 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 comments received.

Planning Division: Planning Division: The request is in the River Mountain District. The Land Use Plan shows Office (O) for the requested area. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is to revise an existing POD (Planned Office Development) District to allow for the development of a restaurant and office/clinic on the site. The application is within the Highway 10 Design Overlay District.

Surrounding the application area, the Land Use Plan shows Public Institutional (PI) to the north of the site. Office (O) is shown to the east and south (across Cantrell Road) from the proposed change area. Park/Open Space (PK/OS) land use is shown to the west of the site. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The PI area is a church site, zoned MF-12 (Multifamily District 12-units/acre). Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The Office area has three professional office buildings to the east. Across Cantrell Road to the south is an office building and a commercial strip center. Both of these office areas are zoned with PODs (Planned Office Development) District. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This area is Conner Park, zoned PR (Park and Recreation District).

Master Street Plan: To the south 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. ANALYSIS:

The applicant proposes to rezone the 1.57 acre lot from “POD” Planned Office District to “Revised POD” Planned Office District to allow a revised single building development of the site. The property is currently undeveloped. The property is located in the Highway 10 Design Overlay District.

The applicant proposes to construct an 8,800 square foot building near the center of the site. A portion of the building will be one-story construction, with a portion having a height of two (2) stories. The building footprint will be 5,600 square feet in area, with a medical clinic within the north portion of the first floor (4,085 square feet) and a restaurant (1,515 square feet) in the south portion of the structure. General Office use will occupy the second floor area. The applicant is requesting O-3 permitted uses as alternate uses for the site.

The building will be set back over 100 feet from the front (south) property line and over 80 feet from the rear (north) property line. The building will have a 31.89 foot setback from the west side property line, and it will be located approximately 100 feet from the east side property line. The building setbacks conform with the Highway 10 DOD standards.

The one-story portion of the building will have a height of approximately 16 feet, with the two-story section being approximately 28 feet in height. The maximum height allowed in O-2 zoning (the property’s previous zoning) is 45 feet.

The proposed site plan provides 42 parking spaces on the south and east sides of the building. A minimum of 39 spaces would typically be required to serve the proposed uses. The proposed parking will be sufficient to serve the development. A shared driveway at the southeast corner of the site will serve as access to the development.

A dumpster area is located on the south side of the building. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

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

The proposed site plan shows a monument sign along the west side of the driveway from Cantrell Road. All building and ground-mounted signage must comply with the Highway 10 DOD standards of Section 36-346 (f) (2).

The Highway 10 DOD also requires average 25 foot wide landscape buffers along the side and rear property lines. The proposed plan conforms with this requirement. The zoning ordinance would typically require that 70 percent of the land use buffer along the north property line remain undisturbed based on the fact that the adjacent property to the north is zoned residential (MF-12). More than 30 percent of this buffer area will be disturbed given the topography and overhead power lines. The applicant notes that approximately 65 percent of this buffer area will be undisturbed/restored. Staff believes this buffer plan is acceptable, given the fact that the property to the north contains a church development and not residential use. The zoning ordinance would also typically require a six (6) foot high opaque screen along the north property line. The applicant requests to install no fencing based on the use of the property to the north. The applicant also notes that the development will comply with the City's Landscape Ordinance requirements.

The proposed site plan shows a six (6) foot wide sidewalk along the Cantrell Road frontage and a five (5) foot wide sidewalk along the entry drive leading to the parking area. ARDOT District 66 has been consulted regarding the permitting of the sidewalk within the State right-of-way and no written response has been provided as of this writing.

To staff's knowledge, there are no outstanding issues related to this Revised POD zoning request. The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with this proposed development. Staff is supportive of the Revised POD zoning request. The proposed development should prove to be a quality in-fill office development along this section of Cantrell Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Revised POD 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.