

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 16, 2021 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>                  | <b>Approved By:</b>                    |
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| <p>An ordinance approving a Planned Zoning Development and establishing a Revised Planned Commercial District titled National Property Holdings, LLC, Revised PCD, located at 18406 Cantrell Road (Z-5224-H).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution</p> | <p>Bruce T. Moore<br/>City Manager</p> |

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| <b>SYNOPSIS</b>       | <p>The applicant is requesting that the property located at 18406 Cantrell Road be rezoned from PCD, Planned Commercial District, to Revised PCD, to allow for a commercial redevelopment of the property.</p>   |
| <b>FISCAL IMPACT</b>  | <p>None.</p>   |
| <b>RECOMMENDATION</b> | <p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>   |
| <b>BACKGROUND</b>     | <p>The applicant proposes to revise the previously-approved PCD zoning for the property located at 18406 Cantrell Road. The property is located on the north side of Cantrell Road at Norton Road, and is comprised of 0.20 acres and contains a one (1)-story block commercial building which was previously used in conjunction with an auto repair business. The building is approximately 1,500 square-feet in area, with a small canopy covering at the southwest corner of the building. Existing paved parking is located on the south and west sides of the existing building.</p> |

**BACKGROUND  
CONTINUED**

The property is located in the Highway 10 Design Overlay District (DOD). The 0.20-acre property was a legal lot of record prior to the adoption of the DOD.

The applicant proposes to renovate the existing commercial building and parking area on the west side of the building for commercial use. The applicant is requesting C-3, General Commercial District, permitted uses for the property.

With the renovation and redesign of the parking area on the west side of the building, nine (9) parking spaces will be provided, including two (2) under the existing canopy. A retail use within the existing building would typically require five (5) on-site parking spaces and an office use would require three (3) spaces. Staff believes the proposed parking will be sufficient to serve the development; however, staff will not support a restaurant use on the property, as there is not sufficient parking for this use. As part of the development plan, the applicant will remove the head-in parking at the southeast corner of the site and narrow the driveway to a single drive at the southwest corner of the site; this will eliminate possible safety issues with parking backing into the public right-of-way.

New landscaping will be provided on the site, and perimeter landscaping will be installed along all sides of the renovated parking area. The area where the head-in parking exists will also be landscaped.

The applicant notes that the site will be lighted with wall packs on the existing building, and the lighting will be directed downward and kept within the footprint of the site.

Signage will comply with the Highway 10 DOD standards. A ground sign must be a monument-type sign and located at least five (5) feet back from all property lines.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PCD rezoning.

**BACKGROUND  
CONTINUED**

Staff is supportive of the requested PCD rezoning to allow use of the existing developed property for C-3 permitted uses. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning, with a large amount of commercial and office zoning in the immediate area.

The proposed PCD zoning will represent a continuation of the zoning pattern in this area along Highway 10. The proposed commercial zoning will be compatible with the area and should have no adverse impact on the surrounding properties.

The Planning Commission reviewed this request at their January 14, 2021, meeting and there were no objectors present. All owners of property located within 200-feet of the site, as well as the Aberdeen Court Neighborhood Association, the Maywood Manor Neighborhood Association, and the Valley Ranch Neighborhood Association, were notified of the public hearing. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.