

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 15, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Hamilton Station PCD, located at 14524 Cantrell Road (Z-7500-H).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS

The applicant is requesting that the 10-67-acre property, located at 14524 Cantrell Road, be rezoned from R-2, Single-Family District, and PCD, Planned Commercial District, to PCD, to allow for a mixed use commercial and mini-warehouse development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 3 nays and 1 open position.

BACKGROUND

The applicant proposes to rezone the 10.67-acre property, located at 14524 Cantrell Road, from R-2, Single-Family District and PCD, Planned Commercial District, to PCD. The property is located immediately north of the existing commercial developments at 14524 through 14810 Cantrell Road, and is not located in the Highway 10 Design Overlay District. The rezoning is requested to allow a mixed commercial and mini-warehouse development.

The proposed development will consist of a multi-tenant commercial building within the west half of the property and four (4) mini-warehouse buildings (including boat/RV storage within the east half of the property. The proposed buildings and phases are as follows:

**BACKGROUND
CONTINUED**

Phase 1: 40,000 square-foot (one (1)-story) multi-tenant commercial building and associated drives and parking.

Phase 2: 45,900 square-foot (three (3)-story) mini-warehouse building and associated drive and parking.

Phase 3: 51,000 square-foot (three (3)-story) mini-warehouse building; 26,250 square-foot (one (1)-story) Boat/RV and mini-warehouse building; 9,500 square-foot (one (1) story) Boat/RV storage building; and associated drives and parking, including two (2) outdoor areas of boat/RV parking.

The applicant notes that the three (3)-story buildings will have a maximum height of sixty (60) feet, and all buildings utilized will have a maximum height of thirty-five (35) feet. The buildings for Boat/RV storage will be completely enclosed buildings.

The applicant is proposing the following uses for the development:

- C-3, General Commercial District, permitted uses (westernmost building)
- C-3 conditional uses (westernmost building)
- Mini-warehouse (middle two (2) buildings)
- Boat/RV storage (easternmost two (2) buildings)
- Outdoor Boat/RV storage (adjacent to easternmost building)
- Multifamily Residential will not be a permitted use.

The applicant notes that the normal hours of operation will be 7:00 AM – 10:00 PM daily, if open during the hours between 10:30 PM and 7:00 AM, all businesses shall not annoy or disturb the quietness, comfort or peace of any resident adjacent to the development.

The main entrance to the proposed development will be at the southwest corner of the overall property, through the Pinnacle Creek Shopping Center property, located at 14810 Cantrell Road. An auxiliary entrance will be located near the southeast corner of the development. A minimum of 133 parking spaces is typically required for a 40,000 square-foot mixed use commercial development, and the applicant is proposing 158 parking spaces for the project. Staff believes the amount of parking proposed should be sufficient to serve the development.

**BACKGROUND
CONTINUED**

The applicant notes that there will be enhanced undisturbed buffer along the west property line. Low and mid-level evergreen plantings will be required within this area to help screen this development from the single family residences to the west. All other buffer and landscaped areas will conform with ordinance requirements.

There will be a dumpster area located near the northwest corner of the developed area. The applicant notes that the dumpster area will be screened as per ordinance requirements.

The applicant notes that all site lighting will be low-level and will not reflect onto adjacent properties.

The applicant also notes that all signage will conform with Section 36-555 of the City's Zoning Ordinance. Since the property has no direct street frontage, wall signs will be allowed on the south and east sides of the multi-tenant commercial building and the south side of the Phase 2 mini-warehouse building. A ground-mounted sign will be allowed at the entry drive at the southwest corner of the development.

The applicant is proposing an access easement and bike path construction at the southwest corner of the development. The bike path will be constructed as per Master Street Plan requirements.

Floodway is located along the north and east property boundaries. Any portion of the proposed development will be located at least twenty-five (25) feet back from the floodway. A stormwater detention area with easement will be located at the northwest corner of the development.

The applicant submitted a Traffic Study for the proposed development to staff. The Traffic Study concluded that the traffic associated with the development of Hamilton Station would have minimal impact to the traffic operations at the intersection of Cantrell Road and Taylor Loop Road. The Planning & Development Staff Engineer agrees with the conclusions of the Traffic Study from the consultant.

REVISIONS TO ORIGINAL APPLICATION

The applicant submitted a revised site plan to staff on December 9, 2021. The revised site plan adjusts the building footprints (one (1) mini-warehouse building removed from plan) within the east portion of the overall property. The revisions are as follows:

- The largest mini-warehouse building located near the center of the property has been reduced in height from three (3) stories to two (2) stories, with a maximum height of fifty (50) feet. The total building area has been reduced from 96,900 square-feet to 95,550 square-feet. The first floor of this building will be office/warehouse use or mini-warehouses, with the second floor being mini-warehouses.
- The next building to the east will be a one (1)-story structure and be used for mini-warehouses and/or boat/RV storage. This building has been reduced from 26,250 square-feet to 15,750 square-feet.
- The easternmost building will be a one (1)-story structure and be used for mini-warehouses and/or boat/RV storage. This building has been reduced from 9,500 square-feet to 8,750 square-feet.
- Driveways and parking within this east portion of the property have also been slightly modified.
- The dumpster area near the northwest corner of the development has been moved further east.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.