

FILE NO.: Z-6488-C

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NAME: KLR Properties Revised Short-form PCD

LOCATION: 12400 Cantrell Road

DEVELOPER:

KLR Properties  
P. O. Box 21051  
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

KLR Properties, owner  
River City General Contractors, agent

SURVEYOR/ENGINEER:

Lewis Architects Engineers  
11225 Huron Lane  
Little Rock, AR 72211

AREA: 2.97 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.05

CURRENT ZONING: PCD

ALLOWED USES: O-3 General Office District uses, health studio and spa, restaurant

PROPOSED ZONING: Revised PCD

PROPOSED USE: To add parking along the side of the joint access easement. No change in uses.

VARIANCE/WAIVERS: None requested

**BACKGROUND:**

On October 18, 2016, the property was rezoned from O-3 general office district to PCD planned commercial district to allow the development of the site with a new multi-tenant building containing 14,000 square feet of floor area. The approval allowed the following uses:

- (a) 6,000 square feet: A Kick Above personalized fitness training facility (health studio and spa). Also to utilize 1,600 square feet of mezzanine space.
- (b) 4,000 square feet: Silks A Bloom, permanent botanicals and creative arrangements (florist shop).
- (c) 2,000 square feet: River City Contractors: (general and professional office).
- (d) 2,000 square feet: Shelled area: (general and professional office).

Access to the site was proposed from a shared driveway with the adjacent property to the west. Parking was to be located in front of and behind the building.

On June 6, 2017, a revision to the PCD was approved. The revision was only to the allowed use mix within the building. No change to the plan was proposed. The new use mix was as follows:

- (a) 6,000 square feet: A Kick Above personalized fitness training facility (health studio and spa). Also to utilize 1,600 square feet of mezzanine space.
- (b) 2,000 square feet: Firehouse Subs.
- (c) 2,000 square feet: River City Contractors (general and professional office).
- (d) 4,000 square feet: Shelled area (general and professional office).

The building has been constructed and is occupied.

A. **PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The applicant is proposing a revision to the approved PCD solely for the purpose of allowing parallel parking along the shared access easement drive between this property and the office building adjacent to the west.

B. **EXISTING CONDITIONS:**

The site is developed with the approved development. An office building is adjacent to the west. A utility substation is adjacent to the east. A church is located across Cantrell Road to the south.

C. **NEIGHBORHOOD COMMENTS:**

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Piedmont Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments.

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.

**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

Marshals Office (Capt. Tony Rhodes 501-918-3757 or Capt. John Hogue 501-918-3754). 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.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: This request is located in River Mountain District. The Land Use Plan shows Transitional Use (T) for this property. Transition 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 applicant has applied for a revised PCD (Planned Commercial District) to add parallel parking on one side of the driveway. The request is in the Highway 10 Design Overlay District.

Master Street Plan: South of the property is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an 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: 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. SUBDIVISION COMMITTEE COMMENT: (November 20, 2018)

The applicant was not present. Staff presented the item and noted there was no additional information needed. The committee forwarded the item to the full commission.

I. ANALYSIS:

There were no issues from the Subdivision Committee meeting which needed responses. The site has been developed under the current PCD zoning as noted in the "Background" section above. The only change proposed under this revision is to allow parallel parking for 5-6 vehicles on the east side of the driveway within the common access easement between this lot and the lot adjacent to the west. There is sufficient pavement width to accommodate parking on this one side of the driveway and still retain adequate driveway width. There are two driveways from the access easement onto this property. Staff can support parallel parking on the

east side of the access easement driveway, north of the northern driveway; not between the driveways or south of the southern driveway. Parking must be limited to those areas which do not violate Little Rock Traffic Code or Fire Department regulations.

J. STAFF RECOMMENDATION:

Staff recommends approval of the revision to the PCD to allow parallel parking on the east side of the common access easement driveway, north of the northern driveway only. The parking must be located so as not to violate Little Rock Traffic Code or Fire Department regulations.

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PLANNING COMMISSION ACTION:

(DECEMBER 13, 2018)

The applicant was not present. There were no objectors present. Staff informed the commission that the applicant had failed to send the required notices and the item needed to be deferred. There was no further discussion. The item was placed on the consent agenda and approved for deferral to the January 31, 2019 meeting by a vote of 10 ayes, 0 noes and 1 absent.

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PLANNING COMMISSION ACTION:

(JANUARY 31, 2019)

The applicant was not present. There were no objectors present. Staff informed the commission that the required notices had not been sent and the item needed to be deferred. There was no further discussion. The item was placed on the consent agenda and approved for deferral to the March 14, 2019 meeting. The vote was 10 ayes, 0 noes and 1 absent.

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PLANNING COMMISSION ACTION:

(MARCH 14, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.