

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 21, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Tunnel Car Wash Revised Short-Form PCD, located at 7706/7708 Cantrell Road. (Z-1002-C)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting the approval of a Revised PCD, Planned Commercial District, for the construction of a tunnel car wash with vacuum stations.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD zoning and variances. The Planning Commission voted to recommend approval of the revised PCD and variances, with the exception of the width of the east driveway by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<b>BACKGROUND</b>	<p>On August 9, 2018, the Planning Commission reviewed a proposal to rezone .84 acres of this site from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the construction of a tunnel-type car wash. The Board of Directors approved the PCD on September 4, 2018, through the adoption of Ordinance No. 21,620. The Developer proposed to remove several existing commercial buildings replace them with an eighty-five (85)-foot tunnel wash.</p>	

**BACKGROUND  
CONTINUED**

The building was located 18.5 feet from the north property line and a minimum of seventy (70) feet from the Cantrell Road right-of-way. A total of fifteen (15) vacuum stations were proposed on the south side of the building. The plan indicated two (2) entrance lanes and order boards with an escape lane provided prior to entering the tunnel. The dumpster was shown at the front of the site, outside of the required building setback. A waiver of additional right of way dedication was approved. The Master Street Plan would typically require right-of-way to fifty-five (55) feet from centerline. Arkansas Department of Transportation has recently completed a street improvement project for this portion of Cantrell Road and purchased right-of-way to forty (40) feet from centerline.

A revised proposal was submitted for approval in April 2019. A major change in this proposal from the approved PCD was the removal of the residential structure on the east side of the property fronting Manney Road. Removing this house would allow for the elimination of a fifteen (15)-foot high retaining wall along the east side. The property where the house stood would then be fill-sloped. This application was withdrawn and not considered by the Planning Commission.

Another revised site plan for a tunnel car wash with vacuum stations has been submitted for approval. This plan would remove all the structures on the site, including the residence. A terraced pair of retaining walls would be constructed on the north and east sides of the property, thereby raising the grade of the lot area where the house currently stands and allowing the entry drive to be shifted east and the dumpster to be moved from the front of the site to a location on the east side of the property, rather than the front. A six (6)-foot wood privacy fence would largely enclose the site on the north, east and west. The number of vacuum stations would be increased to eighteen (18) stations, and the length of the tunnel car wash would also be increased to 110 feet.

**BACKGROUND  
CONTINUED**

Staff is supportive of the PCD zoning and variances to reduce the width of the bench between retaining walls, to not provide offsets for the retaining walls exceeding 200 feet in length, to not provide Boundary Street Improvements to Manney Road except for a curb matching the curb to the north of the property, and for the east driveway to have a width of no more than twenty-eight (28) feet. The Arkansas Department of Transportation must approve all driveways from this site to Cantrell Road, as Cantrell Road is a State Highway.

The Planning Commission reviewed this request at their November 21, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Kingwood, Merriwether and Leawood Neighborhood Associations, were notified.

Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.