

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Wellington Hills Center Revised PCD, located at 15400 Chenal Parkway (Z-4470-O).</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 3.96-acre property, located at 15400 Chenal Parkway, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow for the creation of a new 1.36-acre lot for the development of a restaurant with drive-thru.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
BACKGROUND	<p>The applicant proposes to revise an existing PCD, Planned Commercial Development, to allow the creation of a new 1.36-acre lot within the southeast corner of an existing 6.55-acre property. The new lot is proposed for the construction of a restaurant with drive-thru within the east central portion of an existing parking lot.</p> <p>The property is currently a developed shopping center with paved parking and paved access drives connecting to Chenal Parkway along the south perimeter and Wellington Hills Road along the west perimeter.</p>

**BACKGROUND
CONTINUED**

The site is bordered by PCD-zoned properties to the east and west, and a mix of PCD, C3, General Commercial District, and OS, Open Space District, zoned properties to the south across Chenal Parkway.

The applicant is proposing a 5,250 square-foot drive-in restaurant building centrally located on a new 1.36-acre parcel to include existing paved parking areas and access drives to serve the proposed restaurant. The applicant notes that the hours of operation for new restaurant will be 6:00 AM to 10:00 PM daily.

The proposed restaurant building will be located 170 feet back from the front (south) property line, over ninety-nine (99) feet from the rear (north) property line and over fifty-two (52) feet from the east property line. The proposed structure will also be located over fifty-seven (57) feet from the existing structure to the west.

The development proposes to include the use of approximately fifty-three (53) existing parking spaces taken in by the new lot surrounding the new building. The site plan shows the utilization of approximately forty-one (41) existing spaces to the south and approximately twelve (12) spaces to the north. The lot will remain open to the perimeter parking areas and common access easement drives surrounding the main building allowing access to additional parking on the west and north sides. A minimum of fifty-two (52) spaces is typically required by the City's Zoning Ordinance. Staff believes that the proposed number of parking proposed in conjunction with the remaining parking area will be sufficient to serve this overall development.

The applicant proposes to provide a multi-direction drive to the west of the proposed new lot, adjacent to the existing shopping center structure to maintain primary traffic flow within the parking areas. The applicant proposes two (2) new access drive lanes circling the new structure on the north, east, and west sides with adjacent drive-thru service lanes within the development. The drive-thru service lanes will be along the east and west sides of the restaurant with approximately five (5) stacking spaces for the proposed service windows. Any proposed new drive-thru stacking lanes must comply with Section 36-502 of the City's Zoning Ordinance. Staff believes the proposed organization and number of stacking lanes will be sufficient to serve the proposed use.

**BACKGROUND
CONTINUED**

The applicant proposes to utilize the existing parking lot lighting. Any new lighting must be low level and directed away from adjacent properties.

The proposed plan notes two (2) new dumpsters located at the northeast corner of the parking area of the property. The applicant notes that the dumpsters will be screened as per ordinance requirements. The dumpsters must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant proposes a new monument sign centrally located within the landscaping buffer along the southern perimeter of the development adjacent to Chenal Parkway. All new signage must comply with Section 36-555 (signs allowed in commercial zones) and the Chenal Design Overlay District (Section 36-349) Requirements.

The applicant is proposing to maintain the existing landscaping buffers along Chenal Parkway and along the east perimeter of the site which must meet the required minimums of 6% of the average depth/width of the lot. The applicant states "Buffer areas along the south and east property lines will be protected during construction and any disturbed or damaged areas will be replaced". Screening requirements will need to be met for vehicular use areas adjacent to street rights-of-way per the city ordinance.

The applicant stated that a Project Development Schedule has not yet been developed.

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 Planning Commission reviewed this request at their September 8, 2022, meeting and there were no 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.