

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|--|--|
| <p>An ordinance establishing a Planned Zoning District titled Northwest Territory Lot 10 Short-Form PCD, located on the northeast corner of Cantrell Road and Chenal Parkway. (Z-8043-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |

| | |
|------------------------------|---|
| SYNOPSIS | The request is to rezone the site from PCD, Planned Commercial District, Expired to PCD to allow for the development of a single building containing 10,010 square-feet of floor area and associated parking. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent. |
| CITIZEN PARTICIPATION | The Planning Commission reviewed the proposed PCD request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Aberdeen Court Property Owners Association, the Duquesne Place Property Owners Association and the Maywood Manor Neighborhood Association were notified of the Public Hearing. |
| BACKGROUND | On December 4, 2007, the Little Rock Board of Directors adopted Ordinance No. 19,884 establishing Lot 10 Northwest Territory Short-Form PCD. |

**BACKGROUND
CONTINUED**

The approval allowed the rezoning of this site from C-3, General Commercial District, to PCD, Planned Commercial District, for future development of the site inconsistent with the Highway 10 Design Overlay District. The site plan approved reduced the eastern landscape strip from the typically required twenty-five (25) feet to nine (9) feet. The property adjacent is an Entergy Substation which has existed for a number of years.

A separate ordinance, Ordinance No. 19,883, approved a deferral request for the construction of Chenal Parkway (approximately 4,150 feet of boundary street improvements) and Highway 10 (approximately 1,700 feet of boundary street improvements) required by the Master Street Plan for five (5) years, until a future phase of development or until adjacent property was developed whichever occurs first for the Northwest Territory Addition located near the intersection of Chenal Parkway and Highway 10.

Ordinance No. 19,996, adopted by the Little Rock Board of Directors on July 15, 2008, allowed a revision to the PCD. The developer proposed to revise the previously-approved PCD to allow a reduced landscape strip along the northern perimeter adjacent to the existing mini-warehouse development. The approved plan allowed the landscape strip to be reduced to nine (9) feet. The Highway 10 DOD typically requires a twenty-five (25)-foot perimeter landscape strip. A reduction to nine (9) feet was previously-approved along the eastern perimeter as was a waiver of the required screening on that perimeter. A 14,460 square-foot building was proposed on the site. This development has not occurred and the approved PCD zoning has expired.

The current request is to amend the PCD zoning to allow development of a single building on the site. The proposed development contains 1.6 acres located on the northeast corner of Chenal Parkway and Highway 10. The underlying zoning is C-3; however this property is located within the Highway 10 Design Overlay District which has specific development criteria related to setbacks, landscaping and lot size.

The developer is proposing a retail development with just over 10,010 square-feet. The actual size of the building may vary depending on the actual tenants. There is a proposed drive-through located on the west side of the building with stacking along the rear. A total of sixty-seven (67) parking spaces are indicated on the plan.

**BACKGROUND
CONTINUED**

The development is requesting uses as allowed under the C-3 District. A dumpster with the required screening will be located in the northeast corner of the development. There is a large Entergy substation to the east with a self-storage facility to the north. The driveways shown on the plan have been previously constructed, with permitting obtained from the City of Little Rock and AHTD on the Highway 10 driveway. This drive was required to be right-in/right-out only and is constructed as such.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.