

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Baseline and Stagecoach Commercial Development Long-Form PCD, located in the 8500 block of Stagecoach Road and the 12800 block of Baseline Road. (Z-9074)</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	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the creation of three (3) lots and the development of individual building(s) on each lot.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PCD request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Crystal Valley POA, the Otter Creek HOA, the Wedgewood Creek HOA and Southwest Little Rock United for Progress were notified of the public hearing.</p>	

BACKGROUND

The applicant is requesting to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the creation of three (3) lots and the development of individual building(s) on each lot. The plan includes development of Lot 1 with a 40,000 to 50,000 square-foot retail building. The lot area of Lot 1 is 6.92 acres. Lot 2 is proposed with development of mini-warehouse and Lot 3 with a future retail center. The lot area for Lot 2 is 9.16 acres and Lot 3 is 4.12 acres. Access to the development is proposed from a single drive on Stagecoach Road and two (2) drives from Baseline Road. The request includes the allowance of C-3, General Commercial District, and O-3, General Office District, uses as allowable uses for the site.

There are variances associated with the proposed request. The applicant is seeking a variance from the Subdivision Ordinance and the Master Street Plan to allow internal driveways nearer the property line than typically allowed. Staff is not supportive of the driveway spacing request. Staff feels the placement of the drive connecting the existing convenience store with the proposed grocery will cause conflicting traffic movements on Baseline Road as well as cause concerns with internal circulation. The first proposed drive located on the access easement entering the existing bank will potentially back cars onto the through lanes of Stagecoach Road during peak times.

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