

FILE NO.: Z-6318-F

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NAME: Chenal Market Revised Long-form PCD

LOCATION: 16105 Chenal Parkway

DEVELOPER:

Haag-Brown Development Co.  
2221 Hill Park Cove  
Jonesboro, AR 72401

OWNER/AUTHORIZED AGENT:

Haag-Brown Development C., owner  
Tralan Engineering, Inc., authorized agent

SURVEYOR/ENGINEER:

Tralan Engineering, Inc.  
2916 Wood Street  
Jonesboro, AR 72404

AREA: 5.72 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: PCD, planned commercial development district

ALLOWED USES: C-3 general commercial uses in one building

PROPOSED ZONING: Revised PCD, planned commercial development district

PROPOSED USE: Subdivide into two (2) lots, creating a second lot to allow for construction of a restaurant with drive-thru service. Maintaining C-2 uses.

VARIANCE/WAIVERS:

1. Wall signage without direct street frontage.
2. Waiver of the requirement to install a sound board opposite the order boards.

**BACKGROUND:**

The original PCD was adopted by Ordinance No. 17,556 on August 19, 1997. That approval allowed a Kroger store, additional retail space and three lease parcels. Subsequent revisions to the PCD through 2016 allowed for moving of phase lines, created an area of seasonal outdoor display, the development of the new, larger Kroger, addition of fuel service and development of outparcels. A revision in 2017 allowed for subdivision of the 17.62 acre lot into two lots. The Kroger store was approved to be on one, 11.90 acre lot and this subject lot was approved as a 5.72 acre lot. No changes to the development, other than for creating the two lots, was proposed.

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

The applicant is proposing to subdivide this 5.72 acre lot into two lots. The existing retail building and most of the parking will be on one lot. A proposed new restaurant with drive thru service is to be located on a smaller lot to be created within the northern portion of the existing parking lot. Access to the new lot will be through the existing internal driveways within the shopping center. No new access to Chenal Parkway is proposed.

**B. EXISTING CONDITIONS:**

The overall site is developed as a multiple business commercial shopping center. Other uses in the immediate area include additional restaurants, banks, a convenience store with gas pumps, a church and areas of undeveloped properties. The site of this proposed second lot is developed as a portion of the parking lot for the existing retail center.

**C. NEIGHBORHOOD COMMENTS:**

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the parkway Place neighborhood Association.

**D. ENGINEERING COMMENTS:**

**PUBLIC WORKS CONDITIONS:**

1. Is the drive thru proposed for pick up only or for order and pick up?
2. A striped pedestrian crossing should be provided across the main asphalt drive to the existing sidewalk on the east.
3. Submit a Traffic Impact Study for the proposed project. Study should address trip generation and trip distribution for the development and also should take into account existing and projected traffic growth.
4. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

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

Little Rock Water Reclamation Authority: Sewer Main Extension required with easements if new sewer service is required for this project. FOG analysis required.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing underground power line to the south of this proposed development feeding existing buildings. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

Central Arkansas Water: No comments received.

AT&T: No comments received.

Fire Department:

**Full plan review**

**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.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be

provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**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 Marshal's 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.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal Overlay District.
2. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
3. An irrigation system shall be required for developments of one (1) acre or larger.
4. Landscape must be in compliance with current landscape code upon completion of the project. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before a certificate of occupancy can be obtained.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: This request is located Ellis Mountain Planning District. The Land Use Plan shows C (Commercial). The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a revised PCD (Planned Commercial Development) to allow a proposed restaurant pad. The request is within the Chenal Overlay District.

Master Street Plan: North of the property is Chenal Parkway and it is shown as a Principal Arterial on the Master Street Plan. (Add Kirk Road on west Collector). 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 Chenal Parkway 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 Chenal Parkway. 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: (February 20, 2019)

The applicant was present. Staff presented the item and noted there was some additional information needed. Staff requested the building height and the proposed building setbacks. Staff requested a signage plan and the proposed days and hours of operation. The applicant was asked to locate any new site lighting. Staff noted any site lighting should be low-level and directional, shielded downward and into the site. Staff requested the dumpster screening materials be provided and noted all access easements are to be shown on the final plat.

Public Works and Landscape comments were presented and discussed. Staff noted a requested traffic impact study had not yet been submitted.

Other reviewing agencies and departments comments were noted.

The applicant was advised to submit responses to staff issues by February 27, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting a revision to the PCD zoning to allow for the division of this 5.72 acre lot into two lots. The existing retail building and most of the parking

will remain on one lot. A second lot is proposed to be created in the northern portion of the parking lot. A restaurant with drive through service is proposed to be located on the new lot. Access to the new lot will be via the existing driveways in access easements within the shopping center development.

The proposed restaurant will contain 3,132 square feet. The building will not exceed 22 feet in height. The restaurant site will contain a dual lane drive through with two order boards, merging into a single lane for pick-up. A variance is requested from the requirement to install a sound board opposite the order boards. Staff is supportive if that variance as there is not nearby residential and the site is surrounded by commercial uses.

Setbacks from the new property lines for the restaurant building are indicated as 91 feet north, 19 feet east, 42 feet south and 50 feet west. The restaurant will utilize space on the existing shopping center ground mounted sign along Chenal. The applicants are proposing wall signage on all four facades of the building. Staff is supportive of allowing that signage, limited to a maximum coverage of 10% of each façade. Hours of operation are proposed as 7 days a week, 10:30 a.m. to midnight. All new site lighting will be low-level and directional, shielded downward and into the site. The dumpster is located behind the building and will be screened with a brick finish that matches the brick of the proposed building.

The 3,132 square foot restaurant requires 31 parking spaces. There will be 15 spaces actually on the lot. The overall property has a shared parking cross access agreement. That agreement should be indicated in the bill of assurance for the two lots. The overall site contains 224 parking spaces. The restaurant requires 31 and the existing 63,718 square foot retail center requires 187.

Staff requested a Traffic Impact Study for the proposed project. The study should address trip generation and trip distribution for the development and also should take into account existing and projected traffic growth. As of this writing, the study had not been submitted. The applicant anticipated having that to staff no later than the week before the public hearing. Staff will provide the results of that study to the commission. Staff's recommendation on the application will be withheld until the traffic study is reviewed.

J. STAFF RECOMMENDATION:

Staff's recommendation is forthcoming.

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PLANNING COMMISSION ACTION:

(MARCH 14, 2019)

The applicant was present. There were no objectors present. Staff informed the commission that they had reviewed the traffic study submitted by the applicant and staff agreed with the findings. Staff recommended approval of the PCD request subject to compliance with the comments and conditions outlined in Paragraphs D, E and F and the staff analysis in the agenda staff report. 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.