

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 18, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled 14910 Cantrell Road Revised Long-Form PCD, located at 14910 Cantrell Road. (Z-7603-I)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, for Lot 2 of the Cantrell Falls Development to allow for the construction of a new 19,754 square-foot building to be occupied by C-1, Neighborhood Commercial District, uses.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	Ordinance No. 19,314, adopted by the Little Rock Board of Directors on April 19, 2005, established PDC Company Short-Form POD. The request included the development of a 3.6-acre parcel as a POD, Planned Office Development, with a restaurant facility on one of the proposed lots and an office building on the second lot. Lot 1 would develop with a restaurant without drive-through service containing 4,500 square-feet and Lot 2 would develop with 29,200 square-foot of office space.

**BACKGROUND  
CONTINUED**

On January 18, 2007, the Planning Commission approved a rezoning of 14910 Cantrell Road from R-2, Single-Family District, to PCD, Planned Commercial Development, which allowed for the development of 4.2 acres as a two (2)-lot development. The site plan indicated two (2) buildings would be constructed on the site. A building containing 7,200 square-feet and 107 parking spaces was proposed on the lot fronting Cantrell Road and a second building containing 6,300 square-feet and 110 parking spaces was proposed for the rear lot.

Ordinance No. 19,946, adopted by the Little Rock Board of Directors on April 1, 2008, rezoned both 14910 and the PDC development from POD and PCD to PCD. The approval allowed a 3,400 square-foot drive-through restaurant on Lot 1, a 29,180 square-foot office building on Lot 2, a 6,560 square-foot restaurant on Lot 3 and a 6,000 square-foot restaurant, a 10,500 square-foot retail center and a 2,000 square-foot bank on Lot 4.

The applicant is now proposing to amend the previously-approved PCD for Lot 2 of the Cantrell Falls Development. The initial approval allowed for Lot 2 to be developed with 29,180 square-foot office building with 10% allowed for commercial retail. The applicant is proposing a reduction in the building square footage to 19,754 square feet to be occupied by C-1, Neighborhood Commercial District, uses. The building is proposed as a single-story building. The plan indicates the placement of a restaurant with an area for outdoor dining along the eastern side of the lot.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Tulley Cove Neighborhood Association, the Westchester Neighborhood Association and the Pinnacle Valley Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.