

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 21, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Baseline Road Shopping Center PCD, located at the southwest corner of Baseline Road and Reck Road (Z-8259-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 5.09-acre property, located at the southwest corner of Baseline Road and Reck Road, be rezoned from R-2, Single-Family District, and PCD, Planned Commercial District, to PCD, Planned Commercial District to allow for a shopping center development.</p> <p>None.</p> <p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p> <p>The applicant proposes to rezone the 5.09-acre property located at 4501 Baseline Road from PCD, Planned Commercial District, and R-2, Single-Family District, to PCD, to allow for a mixed retail commercial development. The proposed development will include four (4) buildings with two (2) quick serve restaurants, one (1) branch bank and a large multi-unit retail building.</p>	

**BACKGROUND  
CONTINUED**

The northeast corner at the Baseline Road and Reck Road intersection includes a vacant drive-in restaurant zoned PCD. The R-2 zoned remainder of the property borders Baseline Road to the north and Reck Road to the east is mostly wooded and undeveloped. The overall property is adjacent to residential areas to the south and west and a mix of commercial and residential to the north and east.

Please see the attached staff report for development details regarding the proposed shopping center project.

The applicant submitted a Revised Site Plan to staff on April 27, 2022. The applicant has been working with staff, and the Revised Site Plan addresses the issues/concerns noted by staff in the attached "staff analysis". The revisions to the plan include the following:

- The internal parking plan has been revised to eliminate traffic flow conflicts.
- Dumpsters with required screening and landscaping have been shown on the site plan.
- Access drives from Rock Road have been reduced in size, with the service drive at the southeast corner of the site being one-way in only.
- The service drive along the south and west sides of the shopping center building will be a one-way only driveway.
- The majority of the parking has been eliminate from the service drive area. Only a small amount of employee parking is located at the southwest corner of the site.
- The applicant submitted a drainage plan for the project.
- Proper stacking areas have been provided for the drive-through lanes.
- Perimeter and interior landscaping has been revised and is acceptable.
- The entry driveway from Baseline Road has been aligned with Doyle Springs Road to the north to eliminate the potential for turning conflicts.

The Planning Commission reviewed this request at their May 12, 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.