

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Chenal Market Revised Long-Form PCD, located at 16105 Chenal Parkway. (Z-6318-E)</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 applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow the existing single 17.62-acre lot located at 16105 Chenal Parkway to be subdivided creating two (2) lots.
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.
BACKGROUND	On August 19, 1997, the Little Rock Board of Directors adopted Ordinance No. 17,556 establishing Dairyland Long-Form PCD. The property was approved for a mixed use development containing three (3) Phases. Phase I was to include a 76,560 square-foot Kroger Store, 9,000 square-feet of retail/restaurant, 646 parking spaces and Lease Parcel 1. Phase II was to contain 35,000 square-feet of retail and Phase III was to contain 90,000 square-feet of retail, 306 parking spaces and Lease Parcels 2 and 3. Phase I was to begin development upon approval and Phases II and III were to begin construction within a three year time period. No specific proposal was submitted for approval for the three (3) Lease Parcels.

**BACKGROUND
CONTINUED**

The applicant indicated approval would be obtained at the time of development. Subsequent revisions have allowed the site to develop with multiple out-parcels and created additional lots.

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow an existing single 17.62-acre lot to be subdivided. The existing Kroger store will remain on a single lot and contain approximately 11.90 acres. The Chenal Health and Fitness will be located on the second lot which is proposed containing 5.72 acres.

The Planning Commission reviewed the proposed PCD request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek Property Owners Association and the Parkway Place Property Owners 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.