

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Pinnacle Creek Revised Long-Form PCD, located at 14810 Cantrell Road. (Z-7022-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 requesting to amend a previously-approved PCD, Planned Commercial Development, to allow for a portion of the paving placed at the rear of the building to remain.
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 10 ayes, 0 nays and 1 absent.
BACKGROUND	Ordinance No. 19,377, adopted by the Little Rock Board of Directors on August 16, 2005, allowed for the development of this lot with the construction of a single building totaling 25,941 square-feet of floor area along with 107 parking spaces. The site plan indicated a twenty-one (21)-foot building setback on the western perimeter and a ten (10)-foot utility easement along this property line. The plan also included a forty-nine (49)-foot, three (3)-inch building setback along the northern perimeter. Within this area there was a ten (10)-foot utility easement along the property line. A six (6)-foot wood fence was proposed along the north and western perimeters. A twenty-five (25)-foot rear landscape area and buffer was approved with the approved site plan.

**BACKGROUND
CONTINUED**

No parking was located behind the building. The dumpsters were indicated at the northeast corner of the building. C-3, General Commercial District, uses were approved as allowable uses. The days and hours of operation were approved from 7:00 AM to 10:00 PM seven (7) days per week. Included within the approved conditions there was also a condition stating that all deliveries were to be through the front entrances of the building.

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the northern land use buffer to be reduced and allow a portion of the paving which has been installed within this area to remain. The applicant wishes to allow this area to remain paved and to allow the area to be used for parking, deliveries, and dumpsters. All dumpsters on the site will be enclosed as per ordinance requirements.

The site plan indicates an eight (8)-foot landscape strip on the applicant's property and the abutting property owner has granted a nine (9)-foot landscape easement adjacent to the landscape area proposed by the applicant. The area will be planted with dense evergreen plantings and the applicant has requested the ability to also install an eight (8)-foot privacy fence in this area. The applicant has agreed the proposed changes will be completed within sixty (60) days of final approval of the revised PCD.

Included in the request is to eliminate the previously required screening fence along the western perimeter of the site. The fence was required at the time of development of the property due to the adjacent property being zoned residentially. The area has developed with commercial uses.

The Planning Commission reviewed the proposed PCD request at its May 19, 2016, meeting and there was one registered objector 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.