

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District, titled Cantrell West Restaurant Center Short-Form PCD, located at 15100 – 15122 Cantrell Road (Z-5817-J).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the property located at 15100 – 15122 Cantrell Road be rezoned from R-2, Single-Family District, and PD-O, Planned District – Office, to PCD, Planned Commercial District, to allow for the development of three (3) restaurant sites.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 7 ayes, 3 nays and 1 absent.</p>
BACKGROUND	<p>The applicant proposes to re-subdivide the subject property into three (3) lots for the development of three (3) restaurants with drive-thru service. The lots will range from 0.87 acres to 1.141 acres in size. Section 36-346(a) of the City’s Zoning Ordinance requires a minimum lot size of two (2) acres for lots in the Highway 10 Design Overlay District. The applicant is requesting a variance from this standard.</p>

**BACKGROUND
CONTINUED**

The proposed restaurant buildings will range in size from 2,268 square-feet to 3,800 square-feet. Each restaurant will have a drive thru window on the building's west side. Menu boards will be located on the north side of the two (2) easternmost buildings and the east side of the westernmost building. Each building will have a height not exceeding thirty-five (35) feet. The building elevations and façade materials are not known at this time, and will depend on the type/brand of restaurants which will locate on the sites in the future.

The project includes construction of three (3) driveways; two (2) from Cantrell Road and one (1) from Rummel Road. The two (2) driveways from Cantrell Road are proposed to be forty (40) feet wide, with the driveway from Rummel Road having a width of twenty-eight (28) feet. Variances are requested to allow reduced driveway spacing and increased driveway width (see Engineering comment No. 7).

The applicant is proposing thirty-three (33) parking spaces for Lot 1, thirty (30) parking spaces for Lot 2 and forty-four (44) parking spaces for Lot 3. Lot 1 is five (5) spaces short of the typical ordinance requirement of one (1) parking space for each 100 square-feet of gross floor area. The overall number of parking spaces for all three (3) lots combined meets and exceeds the typical ordinance requirement.

The applicant proposes to locate one (1) monument type sign along the Cantrell Road frontage for each lot. Each sign will conform with the Highway 10 Design Overlay District standards; maximum height of six (6) feet and maximum area of seventy-two (72) square-feet. All wall signage will conform with the typical commercial zoning standards.

Section 36-522 (b) (3) requires a minimum land use buffer width of twenty-five (25) feet along the north and east property lines. The applicant is providing a fifteen (15)-foot wide buffer along the north property line and a twenty-five (25)-foot wide buffer along the east property line. The applicant is requesting a variance to allow a reduced buffer width along the north property line. A retaining wall will be located within the north buffer area.

A dumpster area will be located inside the north buffer area on each of three (3) lots. Each dumpster area will have masonry screening as per ordinance requirements.

**BACKGROUND
CONTINUED**

The applicant submitted a Traffic Impact Study to staff as requested. Traffic Engineering has reviewed The Traffic Impact Study and provided the following comments:

The Traffic Study indicates that the site can accommodate drive-thru traffic. However the following conditions should be in place in case problems occur during peak hours:

- Drive-thru queuing should be accommodated within the site. If queuing extends onto public roadways at any time, measures must be taken to prevent such queuing (measures such as restaurant staff taking orders inside the parking lot and delivering food to customers).
- All striping shall conform to the Manual on Uniform Traffic Control Devices Guidelines.

It was noted that the Arkansas Department of Transportation (ArDOT) future roadway improvement plans may affect full driveway access.

The applicant is also requesting a variance to advance grade the entire site with the development of the first lot. Staff supports the variance request.

Cantrell Road (Arkansas Highway 10) is controlled, maintained, and permitted by ArDOT. ArDOT has reviewed the plans and the proposed street improvements and driveways can be permitted as shown on the site plan in conformance with ArDOT standard details. A Right-of-Way Permit application must be submitted to ArDOT for the street improvements and driveways prior to issuance of the building permit. Based on ARDOT's recommendation, staff recommends approval of the variances for the proposed driveway spacing and widths.

To staff's knowledge, there are no outstanding issues associated with this application, and it appears that all technical issues have been addressed. Staff is supportive of the requested PCD, Planned Commercial Development, rezoning. The proposed PCD represents a continuation of the zoning and use pattern along the north side of Cantrell Road, east of Rummel Road.

The Planning Commission reviewed this request at their July 16, 2020, meeting, and there were several objectors present.

**BACKGROUND
CONTINUED**

All owners of property located within 200 feet of the site, as well as the Pinnacle Valley, Westchester, and Tulley Cove Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.