

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 22, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 10 Northwest Territory Short-Form PCD, located at the northeast corner of Cantrell Road and Chenal Parkway. (Z-8042-D)</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 approval of a revision to the previously-approved PCD, Planned Commercial Development, zoning to allow for the construction of a single, 10,410 square-foot building with 3,200 square-feet designated for a restaurant with drive-thru service and 7,210 square-feet designated for retail space.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PCD. The Planning Commission voted to approve the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>On December 4, 2007, the Board of Directors adopted Ordinance No. 19,884, establishing the Lot 10 Northwest Territory Short-Form PCD. The rezoning allowed for a commercial development with C-3, General Commercial District, uses. The approved site plan allowed for reduction of the eastern landscape strip on the eastern perimeter from twenty-five (25) feet to nine (9) feet since the property to the east was occupied by a utility substation. That development did not occur.</p>	

**BACKGROUND
CONTINUED**

Ordinance No. 19,996, adopted by the Board on July 15, 2008, allowed a revision to the PCD, Planned Commercial District, to allow for a reduction of the landscape strip on the north perimeter from twenty-five (25) feet to nine (9) feet since the property to the north was occupied by a mini-warehouse development. A 14,460 square foot building utilizing C-3 uses was proposed on the site. That development did not occur.

On October 5, 2015, the Board approved the establishment of the Lot 10 Northwest Territory Short-Form PCD to allow for construction of a 10,010 square-foot building utilizing C-3 uses. A restaurant with a drive-thru pick-up window was indicated on the west side of the building with stacking along the rear. A fifty-two (52) space parking lot was proposed in front of the building with an additional fifteen (15) parking spaces for employees located behind the building. The landscape strips on the north and east perimeters were approved at nine (9) feet as in the previous approvals. That development did not occur and the PCD has just recently expired.

The request is re-approval, with some minor revision, of the previously-approved PCD for this site. The proposal is the development of this vacant, 1.6 acre Lot with a single, 10,410 square-foot building with associated sixty-one (61)-space parking lot. The development is proposing C-3 general commercial uses for the building. Days and hours of operation are proposed as seven (7) days a week, 4:00 AM to midnight. A single restaurant, with drive-thru service is proposed to occupy 3,200 square-feet. The remainder of the building will contain C-3 uses. Staff recommends that the allowable use mix not exceed the available on-site parking. Parking for sixty-two (62) vehicles is indicated. The development is requesting uses as allowed in C-3 zoning.

The building setbacks exceed those required under the Design Overlay District (DOD). The landscape areas on both street perimeters meet the DOD standards. The applicant is requesting approval of the previously approved reduction in the width of the landscape strips on the north and east perimeters from twenty-five (25) feet to nine (9) feet.

**BACKGROUND
CONTINUED**

Staff is supportive of the request. The proposal is very similar to that previously-approved by the Planning Commission and Board of Directors. The proposed development has 14% building coverage, 54% paved area and 32% landscaping. The requested landscape variances on the east and north perimeters match those previously-approved. Granting those variances will not affect the overall integrity of the DOD. The lot was platted with an area of 1.6 acres, less than the two (2)-acre minimum typically required under the DOD. Again, that has been previously-approved.

The Planning Commission reviewed the request at their December 13, 2018, meeting and there were no objectors present. Notice of the public hearing had gone to all owners of properties located within 200 feet of the site and the Duquesne Place and Aberdeen Court Neighborhood Associations.