

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Village at Hidden Creek PID, located at 12110 Stagecoach Road (Z-8235-C).</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 50.92-acre property, located at 12110 Stagecoach Road, be rezoned from PCD, Planned Commercial District and PID (expired), Planned Industrial District, to PID, to allow for a multi-lot mixed commercial and light industrial development.</p> <p>None.</p> <p>Staff recommends approval of the PID Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant proposes to rezone the 50.92-acre property, located at 12110 Stagecoach Road, from PCD, Planned Commercial District, and PID (expired), Planned Industrial District, to PID. The zoning is proposed to allow a ten (10)-lot mixed commercial and light industrial development. The PID zoning is being proposed in a conceptual format. With the conceptual format, the applicant is proposing to set the parameters for the future site development by establishing development criteria (building setback, building height, etc.) and a list of permitted uses for the site.</p>	

**BACKGROUND  
CONTINUED**

The applicant proposes to subdivide the 50.92 acres into ten (10) lots, as part of the PID zoning request. The south eleven (11) plus acres will be subdivided into eight (8) lots (Lots 1 – 4 and 7 – 10) for commercial development. The north thirty-eight (38) plus acres will be divided into two (2) lots for light industrial development. An 820-foot long cul-de-sac street (public street) will serve as access to the lots. The eastern portion of the north acreage which is located in the floodway will be zoned Open Space District (OS). The lots will be final platted one (1) or two (2) at a time as they are sold.

The eight (8) lots within the south portion of the property will range in size from one (1)-acre to 2.18 acres. Those lots will be developed as per the C-3 zoning development standards with C-3, General Commercial District, permitted uses. The C-3 development standards include the following:

- Minimum Front Building Setback: twenty-five (25) feet
- Minimum Rear Building Setbacks: 0 feet; twenty-five (25) feet (street side)
- Minimum Side Building Setbacks: twenty-five (25) feet
- Maximum Building Height: thirty-five (35) feet

The two (2) lots within the north portion will be 10.81 acres and 28.11 acres in size (Lots 5 and 6). A large portion of Lot 6 is in the floodway and will be zoned OS. Those two (2) lots will be developed as per the I-1, Industrial Park District, zoning development standards with I-1 permitted uses. The I-1 development standards include the following:

- Minimum Front Building Setback: seventy (70) feet
- Minimum Rear Building Setbacks: thirty (30) feet
- Minimum Side Building Setbacks: forty (40) feet
- Maximum Building Height: seventy-five (75) feet

The applicant notes that on-site parking will comply with the minimum ordinance standards as found in Section 36-502 of the Code for each lot development.

The applicant also notes that the future development will comply with the minimum buffer and landscape requirements as found in Chapters 36 and 15 of the Code for each lot.

All site lighting must be low-level, shielded and directed away from adjacent properties.

**BACKGROUND  
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Any dumpster or trash containment area on the lots must be oriented away from the street(s) and screened as per Section 36-523 (d) of the Code.

The applicant also notes that site signage will comply with the commercial sign requirements as found in Section 36-555 of the Code for Lots 1 – 4 and 7 – 10. Lots 5 and 6 will comply with the industrial sign requirements as found in Section 36-554 of the Code.

The applicant is requesting an advanced grading variance for the proposed development. The applicant is requesting to advance grade the site with the grading and construction of the subdivision infrastructure. Staff supports the advance grading variance.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.