

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 2 Chenal Commercial Park Short-Form PCD, located on the west side of Wellington Hills Road in the 100 Block of Wellington Hills Road. (Z-4470-1)</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 a rezoning of the site from O-3, General Office District, to PCD, Planned Commercial Development District, to allow for the development of the site with two (2) buildings; a ninety-eight (98)-room hotel and a 6,000 square-foot retail building.
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	The applicant is requesting a rezoning of the site from O-3, General Office District, to PCD, Planned Commercial Development District, to allow for the development of the site with two (2) buildings. The plan indicates a ninety-eight (98)-room hotel and a 6,000 square-foot commercial building. The commercial uses proposed for the new building are the uses as allowed within the C-1, Neighborhood Commercial District. The applicant indicates a restaurant is not proposed for the retail building due to the lack of parking

**BACKGROUND
CONTINUED**

available to serve a restaurant user. The plan indicates 148 parking spaces to serve the hotel and the retail building.

The applicant indicates at this time the property is vacant and undeveloped. The proposal is to allow the development of the site in two (2) phases. The proposed hotel property is located on the western portion of the lot and is proposed to begin construction within six (6) months of the rezoning approval. The proposed single-story 6,000 square-foot retail building is proposed to begin construction approximately one (1)-year after the rezoning approval.

The Planning Commission reviewed the proposed PCD request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek and the Parkway Place Neighborhood Associations 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.