

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Lots 9B – 9E Northwest Territory Short-Form PCD Reinstatement, located on the south side of the Chenal Parkway and north of Cantrell Road, just west of the Chenal Parkway/Cantrell Road intersection. (Z-5099-G)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is to reinstate a previously-approved PCD, Planned Commercial Development, to allow for the creation of four (4) commercial lots served by a private driveway connecting Highway 10 and Chenal Parkway.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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.
<b>BACKGROUND</b>	Ordinance No. 20,005, adopted by the Little Rock Board of Directors on July 15, 2008, rezoned the property from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the creation of four (4) lots with lot sizes less than typically allowed per the Highway 10 Design Overlay District (DOD) and to allow the future development of the lots with uses as allowed within the C-3 District.

**BACKGROUND  
CONTINUED**

The development did not occur within the time specified in Section 36-36-454. *The applicant shall have three (3) years from the date of passage of the ordinance approving the preliminary approval to submit the final development plan. Requests for extensions of time shall be submitted in writing to the planning commission which may grant one (1) extension of not more than two (2) years. Time extensions shall be applied for by formal written request not less than ninety (90) days prior to the first expiration date. Failure of the applicant to file a timely extension shall be cause for revocation of the PUD as provided in this article.* The three (3)-year time period has expired and the applicant did not request a time extension.

The request proposes four (4) commercial lots served by a private driveway connecting Highway 10 and Chenal Parkway. The property currently contains 4.4 acres and is located just west of the convenience store located at the intersection of Chenal Parkway and Cantrell Road. The developer is requesting a variation from the Highway 10 DOD for lot size, side and rear-yard buffers and a reduction in the front yard landscaped area for one (1) of the proposed lots adjacent to Cantrell Road.

According to the applicant over the last twenty (20) years it has been difficult to develop smaller retail shops and restaurants along the corridor due to the constraints of the DOD. The plan proposed will allow a clustered style development and the ability to own the property in fee which has become a key component for these type users.

The applicant has indicated the lots will develop utilizing C-3 type uses. The driveway locations are indicated on the plan. The private drive connection allows patrons the ability to exit onto Chenal Parkway and travel to the traffic signal at the intersection of Chenal Parkway and Cantrell Road for eastbound travel.

The request includes the placement of two (2) ground-mounted monument signs: one (1) sign located on Cantrell Road; and one (1) sign located on Chenal Parkway. The signage is proposed consistent with development signage per the Highway 10 DOD, or a maximum of ten (10) feet in height and 100 square-feet in area.

**BACKGROUND  
CONTINUED**

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 Duquesne Place Property Owners Association and the Aberdeen Court Property Owners 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.