

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled The Village at Rahling Road Lot 6 Revised PCD (Z-6323-T), located at 16 Rahling Circle.</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>
<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>CITIZEN PARTICIPATION</b></p>	<p>The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, for Lot 6, the Village at Rahling Road to allow for the development of an 8,000 square-foot retail building on the site.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed PCD request at its January 29, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Village of Wellington Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

On August 5, 1997, the Board of Directors adopted Ordinance No. 17,542 which established The Village at Rahling Road Long-Form PCD. The PCD, Planned Commercial Development, established a fourteen (14)-lot development with C-2, Shopping Center District, uses being permitted. The initial action approved a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought to the Commission and Board of Directors for a revision to the PCD on an individual lot basis as a particular development was proposed. Subsequent revision to the PCD zoning have allowed for the development of a number of the individual lots.

The developer is now proposing to amend the PCD for Lot 6 to allow for the construction of an 8,000 square-foot building for a restaurant and a retail uses. The building will be designed utilizing a mixture of brick and/or stone and stucco. Currently there are two (2) planned tenants.

A restaurant user is proposed utilizing 4,000 square-feet of sit down restaurant space with a drive through component. Hours of operation are proposed from 6:00 AM to 9:00 PM daily with the flexibility throughout the year to extend the hours during holidays or special event. The hours may also fluctuate over time due to demand or a different restaurant user.

The development is also proposed with 4,000 square-feet of retail space. The applicant has indicated a national soft goods retailer or similar retailer with hours of operation from 10:00 AM to 8:00 PM daily will occupy the second lease space. The applicant has requested flexibility for the operating hours based on the time of year. The hours of operation may also fluctuate over time based on the demand and tenant turnover.

Based on the square footage for each user, the required parking count typically required to serve the development is fifty-three (53) parking spaces. The current layout provides forty-six (46) parking spaces. The design of the Village at Rahling Road provides public street parking along Rahling Circle as well as three (3) public parking areas directly across the street that are utilized by all the tenants in the Village.

**BACKGROUND  
CONTINUED**

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.