

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 18, 2017 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>  | <b>Approved By:</b>                    |
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| <p>An Ordinance establishing a Planned Zoning District titled Doublebee's Store #116 Short-Form PD-C, located at 2406 Cantrell Road. (Z-4743-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p>   | <p>Bruce T. Moore<br/>City Manager</p> |
| <b>SYNOPSIS</b>  | <p>The request is a reclassification from I-2, Light Industrial District, and PCD, Planned Commercial Development, to PD-C, Planned Development - Commercial, to allow for the development of a convenience store, with gas pumps and a detached fuel canopy.</p>  |  |
| <b>FISCAL IMPACT</b>   | <p>None.</p>   |  |
| <b>RECOMMENDATION</b>  | <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>   |  |
| <b>BACKGROUND</b>  | <p>Ordinance No. 15,919, adopted by the Little Rock Board of Directors on August 21, 1990, rezoned the site from I-2, Light Industrial District, to PCD, Planned Commercial Development, to recognize the existing convenience store and carwash and to allow for an expansion of the buildings. Landscaping along Cantrell Road was to be restored even if placed within the City right-of-way.</p> |  |

**BACKGROUND  
CONTINUED**

The existing Doublebee's Store #116 contains petroleum contaminated soils and is proposed to be remediated. The store is located at 2406 Cantrell Road, approximately 0.05 miles northeast of the intersection of Cantrell Road and Riverfront Drive. The proposed remediation of the site will include the removal of the gas pump canopy, convenience store and underground storage tanks followed by the excavation and disposal of contaminated soils at an approved landfill. The owner desires to relocate the convenience store and gas pump canopy to the adjacent property located at 2420 Cantrell Road and redevelop the entire site.

The request is a reclassification from I-2 and PD-C, Planned Development Commercial, to PD-C, to allow for the development of the proposed convenience store and fuel canopy.

The Planning Commission reviewed the proposed PD-C request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Riverside Neighborhood Association, the Capitol View Stiff Station Neighborhood Association and the Hillcrest Residents 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.