

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 16, 2023 AGENDA**

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development titled Tract 404, Chenal Valley PCD, located at the northeast corner of Highway 10 and Morgan Cemetery Road (Z-9765).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	<p>The applicant is requesting that the 6.16-acre property, located at the northeast corner of Highway 10 and Morgan Cemetery Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of a Little Rock Fire Station and a Mini-Warehouse Facility.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>
BACKGROUND	<p>The applicant proposes to rezone the 6.16-acre property from R-2, Single-Family District, to PCD, Planned Commercial Development. The eastern portion of the site, Lot 1, contains 1.10 acres and will be developed for a City of Little Rock Fire Station. The remaining 5.06 acres, Lot 2, will be developed for a Multi-Building Mini-Warehouse Facility.</p> <p>The property is undeveloped and wooded and located south of Morgan Cemetery Road, north of Highway 10. The site is also in the City’s Extra-Territorial Jurisdiction and in the Highway 10 Design Overlay District (DOD).</p>

**BACKGROUND
CONTINUED**

The majority of the properties in the area contain residential zoning and uses. There is also a mixture of planned developments, PD-I, AF and POD, Planned Office Developments located in the general area.

The western 1.10-acre portion of the overall property will contain the proposed City of Little Rock Fire Station. The site plan shows a building setback 43.9 feet from the north (rear) property line, a range from 40.5 feet to 47.2 feet from the side (west) property line, twenty-five (25) feet from the east property line. The front building setback will range from 40 feet to 50.9 feet along the front (south) property line. The setbacks generally comply with the Highway 10 DOD. Staff supports the requested building setbacks for Lot 1.

The site plan indicates sixteen (16) parking spaces for the fire station. Staff feels the parking is sufficient to serve the use.

Access to the Fire Station extends from the west and north via thirty (30)-foot wide and forty (40)-foot plus wide driveways extending from Morgan Cemetery Road.

A dumpster is shown on both lots. Any dumpster must be screen as per 36-523 of the City's Zoning Ordinance.

The site plan shows a sign to be located in the southeastern portion Lot 1. Any signage must comply with Section 36-346(f) of the City's Zoning Ordinance (Highway 10 DOD).

The remaining 5.06 acres will contain a 7,260 square-foot, two (2)-story office building. The front portion fronting Highway 10 will contain an office with a climate controlled mini-warehouse located in the rear.

Lot 2 will contain the additional following buildings and building setbacks:

- Building B (60'x35') standard mini-warehouse.
- Building F (338'x40') standard mini-warehouse.
- Building G (400'x20') standard mini-warehouse.
- Building H (265'x120') climate controlled mini-warehouse.

The proposed buildings on Lot 2 will have front setbacks from the south property line ranging from approximately eighty (80) feet to over 100 feet. Building F will be set back 19.9 feet to 24.3 feet from the east side property line.

**BACKGROUND
CONTINUED**

Building A will be set back twenty-five (25) feet from the west side property line, and 26.5 feet from the north (rear) property line. Building G will be set back twenty-five (25) feet from the rear property line. Staff supports the building setbacks for Lot 2, as they are generally in compliance with the Highway 10 DOD.

Access for Lot 2 will be from Cantrell Road and north via a gated driveway along Morgan Cemetery Road. Lot 2 contains seven (7) parking spaces for the mini-warehouse use. Staff believes the parking is sufficient to serve the use.

The site plan shows a sign to be located in the southeastern portion Lot 2. Any signage must comply with Section 36-346(f) of the City's Zoning Ordinance (Highway 10 DOD).

Any sight lighting shall be low-level and directed away from adjacent properties.

The applicant will make improvements to Morgan Cemetery Road and Highway 10 as shown on the proposed site plan. No sidewalk will be constructed on either street and no street lighting is proposed. Staff is supportive of the proposed improvements to the roadways as shown on the plan and will defer to the Arkansas Department of Transportation regarding improvements to Highway 10.

The applicant will be dedicating no additional right-of-way for Morgan Cemetery Road or Highway 10. The applicant has noted that ten (10)-foot wide easements for future sidewalk construction can be provided. Staff is supportive of the right-of-way issue and will defer to the Arkansas Department of Transportation regarding required right-of-way for Highway 10.

The applicant is proposing to annex the property into the City of Little Rock. The annexation is currently pending with Pulaski County. The annexation request will be forwarded to the Planning Commission at a later date.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues associated with this application.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 13, 2023, meeting and there were two (2) objector present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.