

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Cantrell West Reestablishment and Revised Long-Form PCD, located in the 14600 Block of Cantrell Road. (Z-7500-E)</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 appealing the Planning Commission’s denial of a Planned Commercial Development request to allow the development of three (3) buildings containing office and commercial uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend denial of the PCD zoning by a vote of 1 aye, 10 nays and 0 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-O request at its July 16, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Pinnacle Valley Neighborhood Association, the Tulley Cove Neighborhood Association, the Westbury Neighborhood Association and the Westchester Heatherbrae Property Owners Association were notified of the Public Hearing.

BACKGROUND

The property is located north of Cantrell Road at the intersection of Cantrell Road and Taylor Loop Road. More specifically, the site is located at the end of the private drive between Buffalo Wild Wings and Walgreen's. The site is made up of several properties. There are two (2) parcels located north of the two (2) shopping centers. One property contains 5.98 acres and is currently zoned PCD, Planned Commercial District, and there is a 4.96-acre parcel currently zoned R-2, Single-Family District. The applicant is proposing to develop the area with three (3) buildings with shared access and parking. Access to the site is from the shared access easement which extends from Pinnacle Creek which accesses the traffic light at Taylor Loop Road.

Pinnacle Station contains a little over two (2) acres and is developed with a strip retail center. The applicant is proposing to amend the previously-approved PCD to remove the previously approved buildings from the rear portion of the development. Pinnacle Creek contains 2.1 acres and is also developed with a strip retail center. The applicant is proposing to amend the previously-approved PCD to eliminate the northern land use buffer.

Building 1 and possibly Building 2 will be constructed in the first phase. Building 1 will be ½ office and ½ office/warehouse and contain 99,650 square-feet. Building 2 is proposed containing 25,000 square-feet. The building is proposed two (2) stories in height and is proposed with office on the second floor and retail utilizing C-3, General Commercial District, uses as allowable uses on the ground floor. Building 3 will contain 20,000 square-feet and is proposed with office uses only. Building 3 is located within the floodway. The applicant states a CLOMR will be required prior to placing any fill in the floodway and beginning construction of Building 3.

The site will provide an all-weather emergency access connecting the new development with the Pinnacle Station retail center. Detention will be provided by means of underground storage.

Staff is not supportive of the applicant's request. The previous approval allowed for the development of additional office/warehouse within a portion of the site proposed for development.

**BACKGROUND
CONTINUED**

The square-footages were limited to one-third the size of the development currently proposed. In addition, the previous approval did not allow commercial uses within this portion of the development which allowed a transition between the commercial uses located along Cantrell Road and the single-family homes located to the north. Staff has concerns with the applicant's proposed access to the site. The site plan indicates access to the development via an access easement which was not constructed in the typical manner as a commercial street or access easement.

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