

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Arkansas Systems Tract 4, Long-Form PCD, located on the east side of Chenal Parkway and south of Systems Drive. (Z-6051-J)</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	<p>The request is to revise the previously-approved PCD, Planned Commercial District, to allow for the creation of a two (2)-lot plat and the future development of two (2) buildings with office and commercial uses utilizing C-3, General Commercial District, uses.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>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.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PCD request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active City of Little Rock recognized neighborhood association located in this immediate area.</p>	
BACKGROUND	<p>The applicant is proposing to revise and reestablish the PCD, Planned Commercial District, zoning.</p>	

**BACKGROUND
CONTINUED**

The project includes two (2) lots. The uses proposed for the development are as follows: All permitted uses identified within the C-3, General Commercial Zoning, District and the following additional items - Food store under 5,000 square-feet of gross floor area, with the sale of beer or wine, private club with dining or bar service, hospital, medical clinic with ambulatory service. The proposal excluded the following uses: Animal clinic (enclosed); Auto parts and accessories; Cabinet and woodwork shop; College dormitory; College fraternity or sorority; Convenience food store with gas pumps; Convent or monastery; Job printing; lithographer; printing or blueprinting; and Taxidermist.

Lot 4A is proposed containing 3.3-acres with 18,375 square-feet of building coverage and a maximum building area of 55,125 square-feet. The building is proposed with one (1), two (2) or three (3) stories in height. The plan indicates 178 parking spaces. The commercial uses will not exceed the area of the first floor. A portion of Lot 4A may also be used with a restaurant use. The mix of uses will not exceed the available parking on the site.

The development of Lot 4B is proposed with 1.4-acres and a 4,300 square-foot building with a drive-through window. The plan indicates sixty-seven (67) parking spaces. The applicant has indicated the building on Lot 4B as a restaurant with drive-through service or as a sit-down restaurant with exterior dining. If the lot is developed without the drive-through window the building area proposed is 7,800 square-feet with ninety-eight (98) parking spaces.

The request includes a variance from Section 36-341 to allow vehicle parking over the box culvert and in the floodway. The request also includes a variance from the City's Land Alteration Ordinance to allow grading of the entire site with construction of the proposed box culvert and creek relocation, as per the approved 404 Permit. The request includes a variance from Sections 30-43 and 31-210 to allow the drive on Arkansas Systems Drive nearer the property line than typically allowed per ordinance.

Staff is supportive of the proposed PCD. The current application is virtually the sale as was approved by the Board on December 17, 2013.

**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.