

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 3, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 6, The Village at Rahling Road Short-Form PCD, located south of the southeast corner of Chenal Parkway and Rahling Road. (Z-6323-Y)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Bruce T. Moore City Manager</p>
<p style="text-align:center">SYNOPSIS</p> <p style="text-align:center">FISCAL IMPACT</p> <p style="text-align:center">RECOMMENDATION</p> <p style="text-align:center">BACKGROUND</p>	<p>The request is to rezone the site from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District, to allow for the development of the site with a restaurant.</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 11 ayes, 0 nays and 0 absent.</p> <p>The applicant is requesting approval of a PCD, Planned Commercial Development, zoning to allow for construction of a restaurant and associated parking on this undeveloped, un-recorded lot. The one (1)-story building will contain 5,200 square-feet with an elevated 1,200 square-foot deck on the rear. A fifty-two (52) space parking lot is proposed on the site, between the building and Rahling Circle.</p>	

**BACKGROUND
CONTINUED**

Access to the site is via a single driveway off of the private access easement between this lot and the lot to the north. A variance is requested to allow the driveway as proposed. With a future driveway having been previously-approved on the north, this new driveway creates a four (4)-way intersection within seventy-five (75) feet of the curb line of Rahling Circle which is not allowed per Section 31-210 of the Code. A second, exit only driveway provides access to a pick-up window and exits onto the private access easement.

Days and hours of operation are proposed as 10:00 AM – 11:00 PM, seven (7) days a week. Signage will consist of wall signs on the east and west facades, facing Chenal Parkway and Rahling Circle and two (2) ground-mounted signs. The ground sign on the Chenal Parkway perimeter must comply with the Chenal/Financial Center Design Overlay District or no more than eight (8) feet in height and 100 square-feet in area. The ground sign on the Rahling Circle perimeter will comply with the architectural design elements of The Village of Rahling Road or no more than six (6) feet in height and forty (40) square-feet in area. The dumpster is located on the south perimeter of the parking lot. It will be enclosed with masonry walls and solid doors and will be further screened with landscaping materials. Dumpster service hours are proposed to be limited to 7:00 AM – 6:00 PM, Monday through Saturday. The revised site plan shows the required nine (9)-foot landscape strip along the Rahling Circle perimeter. All site lighting will be low-level and directional, shielded downward and into the site.

A variance is requested to allow for a reduction in on-site parking. The 5,200 square-foot restaurant and 1,200 square-foot deck require a total of sixty-four (64) parking spaces at a ratio of 1 space/100 square-feet. Staff is supportive of the parking variance. The Village of Rahling Road was developed with an area of common parking available to all businesses in the development. This common parking is located across Rahling Circle from this site.

The Planning Commission reviewed the PCD request at its November 1, 2018, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Villages of Wellington POD. See the Planning Commission minutes record for specifics on the development and staff's analysis.