

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 5, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled 15000 Cantrell Road Short-Form PD-C, located at 15000 Cantrell Road. (Z-5817-I)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>The request is to rezone the property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of the site with a restaurant.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p>BACKGROUND</p>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the development of 1.53 acres with a 3,847 square-foot fast food restaurant. The plan indicates forty-four (44) parking spaces to serve the restaurant user. The site is located within the Highway 10 Design Overlay District (DOD) area. The plan is indicated meeting the typical development standards of the DOD with the exception of the minimum lot size but the lot is currently platted and has been for some time. The plan as presented indicates a 100-foot building line along Cantrell Road, a minimum building setback of forty (40) feet along the rear and thirty (30) feet on the sides.</p>	

**BACKGROUND
CONTINUED**

The plan also indicates the placement of landscape buffers per the DOD. The plan indicates the placement of a forty (40)-foot front-yard landscape strip, a forty (40)-foot rear-yard landscape strip (twenty-five (25)-foot average required per the DOD) and a twenty-five (25)-foot landscape strip along the eastern and western perimeter (twenty-five (25)-foot average required per the DOD).

The Planning Commission reviewed the proposed PD-C request at its October 12, 2017, 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 Neighborhood 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.