

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 16, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Chenal Market Revised Long-Form PCD, located at 16105 Chenal Parkway. (Z-6318-F)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting a revision to the PCD, Planned Commercial Development, zoning to allow for the division of this 5.72-acre lot into two (2) lots. The existing retail building and most of the parking will remain on one lot, and a second lot is proposed to be created in the northern portion of the parking lot. A restaurant with drive-thru service is proposed to be located on the new lot. Access to the new lot will be via the existing driveways in access easements within the shopping center development.</p> <p>None.</p> <p>Staff recommends approval of the requested Revised PCD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p> <p>The applicant is proposing to subdivide this 5.72-acre lot into two (2) lots. The existing retail building and most of the parking will be on one lot, and a proposed new restaurant with drive-thru service is to be located on a smaller lot to be created within the northern portion of the existing parking lot.</p>	

**BACKGROUND  
CONTINUED**

Access to the new lot will be through the existing internal driveways within the shopping center. No new access to Chenal Parkway is proposed.

The proposed restaurant will contain 3,132 square-feet, and the building will not exceed twenty-two (22) feet in height. The restaurant site will contain a dual-lane drive through with two order boards, merging into a single lane for pick-up. A variance is requested from the requirement to install a sound board opposite the order boards. Staff is supportive if that variance as there is not nearby residential and the site is surrounded by commercial uses.

Setbacks from the new property lines for the restaurant building are indicated as ninety-one (91) feet north, nineteen (19) feet east, forty-two (42) feet south and fifty (50) feet west. The restaurant will utilize space on the existing shopping center ground mounted sign along Chenal Parkway. The applicants are proposing wall signage on all four (4) facades of the building. Staff is supportive of allowing that signage, limited to a maximum coverage of 10% of each façade. Hours of operation are proposed as 10:30 AM – midnight, seven (7) days a week. All new site lighting will be low-level and directional, shielded downward and into the site. The dumpster is located behind the building and will be screened with a brick finish that matches the brick of the proposed building.

The 3,132 square-foot restaurant requires thirty-one (31) parking spaces, and there will be fifteen (15) spaces actually on the lot. The overall property has a shared parking cross access agreement. That agreement should be indicated in the Bill of Assurance for the two (2) lots. The overall site contains 224 parking spaces. The restaurant requires thirty-one (31) and the existing 63,718 square-foot retail center requires 187.

The applicant submitted a Traffic Study at staff's request. Staff has reviewed that study and concurs with its findings. Staff recommends approval of the PCD.

The Planning Commission reviewed this item at its March 14, 2019, meeting and there were no objectors present. Notice was sent to all owners of properties located within 200 feet of the site and the Parkway Place Neighborhood Association. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.

