

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 21, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Plunkett Mixed Use PCD, located at 14118 Kanis Road (Z-9878-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 6.50-acre property, located at 14118 Kanis Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for a mixed-use commercial development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The applicant proposes to rezone a 6.50-acre site from R-2, Single-Family District, to PCD, Planned Commercial Development, to construct a mixed-use development. The development will include a total of nine (9) buildings. The developer requests C-3, General Commercial District, permitted uses for the two (2) southern buildings, and office/flex space for the six (6) middle buildings.</p> <p>The site is currently undeveloped and contains trees surrounding the perimeter of the property; there is a mixture of zoning and uses surrounding the site.</p> <p>The development takes access from Kanis Road, which opens up to parking on the east and west sides of the driveway.</p>

**BACKGROUND
CONTINUED**

The site plan shows a front building setback well over the thirty (30)-foot front building line, a rear building setback more than twenty-five (25) feet from the property line and side-yard setbacks ranging from twenty-one (21) to twenty-two (22) feet.

The site plan shows a total of nine (9) buildings. The two (2) 6,000 square-foot buildings, facing south along Kanis Road, will contain retail uses, and the six (6) buildings shown in the middle portion will be 7,200 square-foot in area and will contain flex space uses. This will allow for a small contractor to have an office and an overhead door to accommodate the warehouse area to securely store materials inside. The northernmost building will contain a two (2)-story, 40,000 square-foot, climate-controlled storage building with access from the south only. The rear and a portion of both sides of the climate-controlled building will contain a four (4)-foot retaining wall, which will be set back five (5) feet from the building.

The project is designed to have buildings facing into the common shared parking lot. All materials used by tenants will be stored inside and not visible to the public. For security purposes, the development will contain a gate between the two (2) retail buildings that will be closed in the evenings. In addition, a six (6)-foot wall, or opaque fence, is being proposed to provide screening from the property west of the site.

The development includes a seventy-five (75)-foot buffer between the climate-controlled storage building and the properties to the north.

The site plan shows thirty-four (34) parking spaces in the front portion of the site, 108 parking spaces in the middle portion of site and twenty-four (24) parking spaces in the rear portion of the site, for a total of 166 overall parking spaces. The parking allows ample maneuvering room for vehicles to move around the site, and staff feels that the parking is sufficient to serve the use.

The applicant did not provide a signage plan with this application. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

**BACKGROUND
CONTINUED**

The applicant is proposing stormwater retention in the southeastern portion of the site between the access drive and parking lot.

The site plan shows two (2) dumpsters on the property located at the northwestern and northeastern corners of each retail building. Both dumpsters must be screened as per Section 36-523 of the City's Zoning Ordinance.

All sight lighting must be low-level and directed away from adjacent residential properties.

The Planning Commission reviewed this request at their April 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.