

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 7, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Chenal Park Centre – Short-Form PCD, located at 15100 – 15198 Chenal Parkway. (Z-4470-M)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>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 that the property at 15100 – 15198 Chenal Parkway be rezoned from C-2, Shopping Center District, to PCD, Planned Commercial District, to allow for the development of two (2) lots (Lots 1 and 5) within the five (5)-lot Chenal Park Center.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is requesting a PCD zoning in order to develop Lots 1 and 5 of the Chenal Park Center, a five (5)-lot commercial development. This proposal is to provide sites for the development of a 30,450 square-foot, three (3)-story office building on Lot 1 and an 8,800 square-foot Child Development Center on Lot 5. Lots 2, 3, and 4 are already developed with commercial structures and associated parking.</p>
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**BACKGROUND  
CONTINUED**

Lot 1 is 1.93 acres and would have 125 parking spaces dedicated to the users of the office building. Lot 2 has 1.43 acres and will contain thirty-three (33) parking spaces for the use of that development. Lots 1 and 5 will have a cross access easement between them. These two (2) lots will take their access from existing driveways and curb cuts on Chenal Parkway, and stormwater will be detained on each lot.

Both Lots 1 and 5 do not have frontage on a public street and would utilize shared access easements from Chenal Parkway. Each lot has such an easement and there would be an additional access easement between these two lots to create sufficient movement.

The desired uses for Lot 1 would be either general and professional office or a restaurant without a drive-thru; however, the request would be to keep the permitted uses within the PCD to those in the C-2, Shopping Center District.

The proposed additional monument sign would be ninety – eight (98) square-feet in area with a height of seven (7) feet 8 and ½ inches. The Chenal Design Overlay District allows such a sign to be no more than 100 square-feet in area and no greater than eight (8) feet in height. This sign would violate the limitation of one (1) sign per parcel; however, the proposed sign is intended for use by the tenants of Lots 1 and 5. The dumpster locations proposed for Lots 1 and 5 are to be fully enclosed by screens of masonry and concrete block with opaque steel gates.

It is intended for parents of children under care at the Child Care Center to park in the area provided to the east of the building on Lot 5 and to then to escort the children into the building. The play area situated to the north of the Child Care Center would be enclosed with an opaque wood or vinyl coated chain link fence with gates for access and maintenance.

Sidewalks and marked pedestrian paths are shown on the site plan to provide a connection from the proposed new buildings to Chenal Parkway. The applicant will comply with the landscaping requirements. Details on the specifics will be determined at the time of permitting.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Parkway Place, Villages at Wellington and St. Charles Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.