

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2020 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Cantrell Tunnel Wash Revised Short-Form PCD, located at 7706/7708 Cantrell Road. (Z-1002-D)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>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 applicant is requesting that the property at 7706/7708 Cantrell Road be rezoned from PCD Planned Commercial District to Revised PCD Planned Commercial District to allow revisions to a previously-approved car wash development.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>On August 9, 2018, the Planning Commission reviewed a proposal to rezone .84 acres of this site from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for the construction of a tunnel-type car wash. The Board of Directors approved the PCD on September 4, 2018, through the adoption of Ordinance No. 21,620. The developer proposed to remove several existing commercial buildings and to replace them with an eighty-five (85)-foot tunnel wash. A total of fifteen (15) vacuum stations were proposed on the south side of the building.</p>
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**BACKGROUND
CONTINUED**

The plan indicated two (2) entrance lanes and order boards with an escape lane provided prior to entering the tunnel.

A revised proposal was submitted for approval by the Planning Commission and Board of Directors in April 2019, and the site plan showed an eight (80)-foot tunnel car wash. The number of vacuum stations remained at fifteen (15) and the location was maintained south of the car wash. Two (2) entry lanes were proposed to the east of the structure with the escape lane immediately before the entrance to the car wash tunnel. A major change in this proposal from the approved PCD was the removal of the existing residential structure at the north-east corner of the property fronting Manney Road. This application was withdrawn and not considered by the Planning Commission.

On November 21, 2019, the Planning Commission reviewed and unanimously approved revisions to the previously-approved PCD. On January 21, 2020, the Board of Directors passed Ordinance No. 21,828 approving the revised PCD. The revised plan would remove all the structures on the site, including the residence at the northeast corner of the site. A terraced pair of retaining walls would be constructed on the north and east sides of the property. Raising the grade of the lot area where the house currently stands would allow for the entry drive to swing to the east and for the dumpster to be moved from the front of the site to a location in the east side of the property, rather than the front. A six (6)-foot wood privacy fence was proposed to largely enclose the site on the north, east and west. The number of vacuum stations would be increased to eighteen (18) stations. The length of the tunnel car wash would also be increased to 110 feet.

The applicant is requesting to make additional revisions to the previously approved PCD. The revisions to the previously approval site plan are as follows:

1. The last residential property along Manney Road (2222 Manney Road) at the southeast corner of the site has been incorporated into the site plan (0.97 acres to 1.25 acres).
2. The carwash building increases in size from 5,355 square-feet to 6,076 square-feet. A two (2)-bay detail addition has been added at the southwest corner of the carwash building.
3. The area which includes the vacuum stations has been revised slightly, with the number of vacuum stations increasing from eighteen (18) to twenty (20).

4. A third access drive from Cantrell Road has been added to the site plan, near the center of the site.
5. The number of retaining walls along the north and east property boundaries has been reduced from two (2) walls to one (1) wall.
6. The pay station area has been moved slightly to the north, with the number of pay station lanes increasing from two (2) to three (3).
7. The total number of parking spaces increases from twenty-one (21) to twenty-two (22) spaces.

To staff's knowledge there are no outstanding issues associated with this application, and it appears that all technical issues have been addressed. Staff is supportive of the requested revised PCD rezoning. The proposed PCD use and site plan will be compatible with the other commercial uses fronting Cantrell Road in this general area. The proposed PCD represents a continuation of the zoning and use pattern along Cantrell Road.

The Planning Commission reviewed this request at their July 16, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Kingwood and Leawood Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.