

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 2, 2019 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 Zoe’s Revised Short-Form PCD. located at 12900 Chenal Parkway. (Z-6199-F)</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>

<b>SYNOPSIS</b>	The applicants are requesting approval of a revision to the existing PD-C, Planned Development – Commercial, zoning to allow the former Zoe’s Kitchen building and lot to be used for C-3, General Commercial District, uses. The existing PD-C zoning limits use of the building and site to a restaurant.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested zoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
<b>BACKGROUND</b>	On April 21, 2015, the Board of Directors passed Ordinance No. 21,023 establishing Target/Zoe’s Kitchen Revised Long-Form PCD. The approval allowed for the subdivision of the 13.22-acre Target parcel, creating a new, 0.90-acre out-parcel to be developed as a Zoe’s Kitchen Restaurant. The site was developed with a 3,060 square-foot restaurant building and forty-nine (49) parking spaces.

**BACKGROUND  
CONTINUED**

A shared parking and access easement was established between the Zoe's parcel and the Target parcel. The restaurant has underperformed and has vacated the site. The approved PCD was specifically for a restaurant and no alternative uses were requested or approved for the former restaurant site.

The owners of the property are requesting approval of a revision to the PCD zoning to allow for use of the former restaurant building and site for C-3 general commercial uses. No changes are proposed to the site.

The Planning Commission reviewed this item at their August 29, 2019, meeting and there were no objectors present. Please see the attached Commission minutes for the full analysis and commission action.