

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Target/Zoe’s Kitchen Revised Long-Form PCD (Z-6199-E), located at 12900 Chenal Parkway.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is to amend the previously-approved PCD, Planned Commercial District, to allow for the creation of an outparcel and the construction of a restaurant on the newly created lot.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nay and 0 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its March 12, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Gibraltar Heights/Point West/Timber Ridge Property Owners Association, the Parkway Place Property Owners Association and the St. Charles Community Association were notified of the Public Hearing.
BACKGROUND	On November 21, 1996, the Planning Commission approved the Grey Rock (Target) – Long-form PD-C with a vote of 9 ayes, 0 nays and 2 absent. On December 3, 1996,

**BACKGROUND
CONTINUED**

the Little Rock Board of Directors approved Ordinance No. 17,332 establishing Grey Rock Long-Form PD-C.

The site plan included a 123,000 square-foot Target Store building and 614 parking spaces. The site plan included a single-access point from Chenal Parkway with a second drive to Chenal Parkway to be shared with the Home Depot property immediately east.

Ordinance No. 18,040, adopted by the Little Rock Board of Directors on June 15, 1999, allowed a revision to the previously-approved site plan. The approval allowed an area to be used for a temporary garden center display area. The applicant proposed to utilize a twenty-one (21)-foot by forty-two (42)-foot metal frame greenhouse structure with doors at both ends. Approximately sixteen (16) parking spaces would be used for display of potted shrubs and bagged foods. The display area was located at the end of the greenhouse structure. The maximum display time was limited to 120 days per year. This complied with typical ordinance requirement for commercial property.

Ordinance No. 19,805, adopted by the Little Rock Board of Directors on August 21, 2007, allowed a revision to the previously-approved PCD. The approval allowed a remodel/expansion of the existing store to provide an additional 18,339 square-feet to the building bringing the gross floor area up to approximately 141,314 square-feet.

The applicant is now proposing to amend the previously approved site plan for the 13.22-acre Target parcel. The purpose of the amendment is to request a subdivision of the existing 13.22 acres and allow a new 0.90-acre out-parcel which is planned to be developed as a 3,060 square-foot Zoe's Kitchen.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.