

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled Lots 2 and 3, Chevaux Office Park Short-Form PCD, located at 17705 Cantrell Road. (Z-7605-D)</p> <p>Submitted By:</p> <p>Department of Planning and Development</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicant is appealing the Planning Commission’s recommendation of denial for a Planned Commercial Development located at 17705 Cantrell Road, described as Lots 2 and 3, Chevaux Office Park.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend denial of the PCD zoning by a vote of 5 ayes, 3 nays and 3 absent.</p> <p>Ordinance No. 19,098 established Chevaux Short-Form POD on May 18, 2004. That approval included a single “L” shaped, 33,600 square-foot building and 142 parking spaces. Uses were those allowed in the O-3, General Office District, zoning, with 10% of the building being allowed the O-3 accessory uses. Ordinance No. 18,451, adopted on December 5, 2005, revised the POD, Planned Office Development, to allow the creation of seven lots with an individual smaller building on each lot.</p>	

**BACKGROUND
CONTINUED**

A total of 108 parking spaces were proposed. The allowable uses were those in the O-3 Zoning District, not including the 10% accessory uses. Ordinance No. 19,604, adopted on October 3, 2006, further revised the POD to allow the two (2) front lots to be combined into one (1) lot for development of a branch bank. No other changes to the overall POD were proposed.

The applicant is requesting approval of PCD, Planned Commercial Development, zoning for the two (2) middle lots, Lots 2 and 3, to allow for combining those two (2) lots into one (1)-lot in order to construct a single, 8,000 square-foot building. The use mix proposed for this building is as follows:

- a. Office Space: 2,000 square-feet, 7:00 AM – 7:00 PM; five (5) days a week.
- b. Fitness (Therapy) Center: 3,000 square-feet, 5:30 AM – 8:00 PM; six (6) days a week
- c. Restaurant (no drive through and no outdoor dining): 3,000 square-feet, 7:00 AM – 10:00 PM; seven (7) days a week.

The applicant has committed to placing the proposed restaurant use on the west end of the building and to installing additional screening trees along the eastern perimeter of the development where the site is adjacent to the Chevaux Residential Neighborhood.

The proposed restaurant use represents approximately 12% of the square-footage of office development allowed under the current POD. That is slightly more than the 10% ancillary restaurant use that would be allowed in a typical O-3 zoned office development.

The Planning Commission reviewed this matter at their July 18, 2019, meeting and there were numerous persons present in opposition from the abutting Chevaux Neighborhood. In addition, numerous e-mails of opposition had been sent to the commissioners and staff. Please see the attached Commission minutes for the complete staff report and commission action.