

FILE NO.: Z-6199-F

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NAME: Zoe's Revised Short-form PCD

LOCATION: 12,900 Chenal Parkway

DEVELOPER:

12900 Chenal Parkway, LLC  
1901 Avenue of the Stars, Suite 630  
Las Angeles, CA 90067

OWNER/AUTHORIZED AGENT:

12900 Chenal Parkway, LLC  
1901 Avenue of the Stars, Suite 630  
Las Angeles, CA 90067

SURVEYOR/ENGINEER:

Central Arkansas Professional Surveying  
1021 Front Street  
Conway, AR 72032

AREA: .90 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.16

CURRENT ZONING: PCD

ALLOWED USES: Restaurant

PROPOSED ZONING: Revised PCD

PROPOSED USE: C-3 uses

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

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 49 parking spaces. 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owners of the property are requesting approval of a revision to the PCD to allow for occupancy of the former restaurant building by a general retail tenant. Staff would suggest that the approval be for C-3 uses, enclosed.

B. EXISTING CONDITIONS:

The 0.90 acre tract contains a 3,060 square foot building and 49 parking spaces. The out-parcel is located in the front portion of the Target property. The site is located in a commercial node with a variety of commercial and retail uses located along Chenal Parkway and W. Markham Street.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Parkway Place and St. Charles Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Reclamation Authority: Sewer Available to this site. Grease interceptor evacuation and abandonment required if nonrestaurant use.

Entergy: No comment.

Centerpoint Energy: No comment received.

AT&T: No comment received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Any new building rehabilitation or expansion may require the existing landscaping, buffer, or vehicular use areas not meeting the current code requirements to be brought into compliance. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance on a graduated scale.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment.

Planning Division: No comments.

H. SUBDIVISION COMMITTEE COMMENT: (August 7, 2019)

The applicants were not present. Staff presented the item and noted little additional information was needed. Staff stated days and hours of operation and a signage plan were not provided. Staff stated signage could likely be as was approved under the original Zoe's PCD and hours of operation were not particularly crucial due to the site's location within a dense commercial area.

The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicants are requesting a revision to the PCD to allow the former Zoe's Kitchen building and property to be used for a general retail business. Staff believes the revision should be to allow C-3 uses, enclosed. Such uses would be compatible with the area.

The prior approval did not have a limit on days and hours of operation. Due to the site's location, staff is supportive of allowing that flexibility to continue. The previously-approved signage plan included one (1) ground mounted monument style sign not to exceed 8 feet in height and 100 square feet in area and wall signage on the south facade, up to 10% coverage, and west and east facades not to exceed 1.6% coverage. Staff supports maintaining that signage plan.

To staff's knowledge there are no outstanding issues. Allowing use of this small, developed site for C-3, enclosed uses is compatible with uses and development in the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PCD subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

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PLANNING COMMISSION ACTION:

(AUGUST 29, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 2 absent.