

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 20, 2018 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>  | <b>Approved By:</b>                    |
|--|--|--|
| <p>An ordinance establishing a Planned Zoning District titled the Shoppes at Chenal Long-Form PCD, located on the southeast corner of Arkansas Systems Drive and Chenal Parkway. (Z-6051-L)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p> | <p>Bruce T. Moore<br/>City Manager</p> |

|                       |   |
|-----------------------|---|
| <b>SYNOPSIS</b>       | The request is a rezoning of the site from C-3, General Commercial District to PCD, Planned Commercial Development, to allow for the development of the site with an office retail development.   |
| <b>FISCAL IMPACT</b>  | None.   |
| <b>RECOMMENDATION</b> | Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.   |
| <b>BACKGROUND</b>     | The site is located within the Chenal/Financial Center Design Overlay District which has development criteria related to signage. The Overlay allows a single development sign not to exceed eight (8) feet in height and 100 square-feet of sign area. The applicant is proposing the placement of two (2) development signs on the site. Each sign will be no more than eight (8) feet in height and 100 square-feet of sign area. The request for the additional ground sign is the reason for the rezoning request. |

**BACKGROUND  
CONTINUED**

The site plan indicates three (3) buildings, two (2) of which will contain 6,000 square-feet and one (1) containing 22,734 square-feet. The site plan indicates the placement of 243 total parking spaces. The plan notes each of the buildings to provide parking as typically required for the use. The buildings indicated for restaurant use are each indicated with sixty (60) parking spaces to serve the buildings. The office/retail building is indicated with 123 spaces or 5.41 spaces per 1,000 square-feet.

The site will take access from a shared driveway with the Centre at Chenal at the southwest corner of the site, a new driveway on Chenal Boulevard and a new driveway on Arkansas Systems Drive are proposed. The applicant is requesting a variance from Sections 30-43 and 31-210 to allow the drive on Arkansas Systems Drive nearer the property line than typically allowed.

The site plan indicates there are four (4) drive-thru pick-up window. Each of the 6,000 square-foot buildings has one (1) drive-thru window service. The larger building will have a drive-thru service on each end of the building. All order boards will be screened per typical ordinance requirements. The location of menu board speakers for drive-thru windows of restaurants are to comply with the following criteria: (a) Each speaker shall be so mounted that it is baffled on all sides in a manner which will direct the sound produced to the vehicle served. (b) Each speaker location shall be designed to provide for a solid wall at least six (6) feet in height and twenty (20) feet in length along the opposite lane line. This wall shall be constructed of masonry or wood with a textured finish to diminish sound deflection.

Building signage is proposed on the facades with public street frontage. The signage will be limited to a maximum of 10% of the façade area as typically allowed in commercial zones.

The site plan indicates the placement of dumpsters and a note concerning the dumpster screening. There are locations where the dumpsters are located within the street side setback. The dumpsters will be screened via a split face CMU block with a front metal gate. In addition staff recommends the applicant provide landscape plant materials around the enclosure to aid in screening the block walls.

**BACKGROUND  
CONTINUED**

The dumpster hours of service will be limited to 7:00 AM to 6:00 PM, Monday through Friday.

The Planning Commission reviewed the proposed PCD request at its February 22, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Village of Wellington Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.