

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Chenal Valley Commercial Lot 1R PCD, located at the southeast corner of Highway 10 and Chenal Parkway (Z-5097-L).</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>	<p>The applicant is requesting that the 2.25-acre property, located at the southeast corner of Highway 10 and Chenal Parkway, be rezoned from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a two (2)-lot commercial development.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is proposing to develop a 2.25-acre lot, located at the southeast corner of Chenal Parkway and Cantrell Road, to allow for the construction of a coffee shop on one (1)-acre and additional commercial uses on the remaining 1.25 acres. The property lies within the City's Chenal Overlay District (DOD) which requires PZD, Planned Zoning Development, Zoning for lot sizes less than two (2) acres. The applicant notes the lots will share a private driveway along the south and east sides connecting to Chenal Parkway and Cantrell Road. The layout will utilize an existing driveway with no additional curb cuts required.</p>	

**BACKGROUND  
CONTINUED**

The applicant proposes to subdivide the 2.25 acres into two (2) lots. The lots will be Lots 1RA and 1RB, Chenal Valley Commercial Addition.

The applicant is proposing the construct a 2,450 square-foot building on the west lot which will contain a coffee shop. The applicant proposes twenty-seven (27) parking spaces for the coffee shop. Typically, the City's Zoning Ordinance requires twenty-four (24) parking spaces. Staff feels the parking is sufficient to serve this use. The applicant proposes to construct a 8,400 square-foot building on the eastern lot which includes thirty-seven (37) parking spaces. Typically, the City's Zoning Ordinance requires twenty-eight (28) parking spaces. Staff feels the parking is sufficient for this development.

The applicant is proposing C-3, General Commercial District, permitted uses for both lots. Only permitted C-3 uses will be allowed on Lot 1RB which comply with the parking requirements as found in Section 36-502 of the Code.

The proposed buildings will be located over 100 feet back from the front (Cantrell Road) property line and over fifty (50) feet back from the west (Chenal Parkway) property line. The buildings will be located over 100 feet from the south (rear) property line and the building on Lot 1RB will be located over thirty (30) feet from the east side property line. Each building will be located approximately ten (10) feet from the dividing side property line between Lots 1RA and 1RB. Section 36-346(d) typically requires a minimum side setback of thirty (30) feet. Staff believes the proposed side setbacks are reasonable. C-3 zoning typically requires no side setback. The applicant notes that the buildings will not exceed thirty-five (35) feet in height.

The applicant notes that the development will comply with the City's minimum landscape and buffer requirements.

The applicant notes that all sight lighting will be low-level and directed away from adjacent properties.

The applicant proposes a dumpster to be located in the southern portion of the development that will serve both buildings. The dumpster screening will comply with Section 36-523 of the City's Zoning Ordinance.

**BACKGROUND  
CONTINUED**

Any signage on the site must comply with the Highway 10 DOD standards as found in Section 36-343(f) of the Code.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.