

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 1, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot A Chateaus on Stagecoach Revised PCD, located on the northwest corner of Chateaus Lane and Stagecoach Road. (Z-7607-B)</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	<p>The applicant is proposing to revise the PCD, Planned Commercial Development, zoning for Lot A. The applicant is proposing to construct a 6,000 square-foot office building along with thirty-two (32) parking spaces.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>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, 0 absent and 1 recusal (Commissioner Keith Cox).</p>	
BACKGROUND	<p>Ordinance No. 19,106, adopted by the Little Rock Board of Directors on May 18, 2004, rezoned the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to create two (2) lots and allow for a mixed use development containing a bank and a fast food restaurant. The lots were approved containing 1.2-acres each. Lot A was proposed with a banking facility with 2,500 square-feet of floor area and twenty-two (22) parking spaces.</p>	

BACKGROUND

The maximum building height approved was twenty-five (25) feet and the hours of operation were from 8:00 AM to 7:00 PM, six (6) days per week. Lot B was approved with a restaurant with drive-through service containing 4,150 square-feet of floor area and thirty-eight (38) parking spaces. The restaurant hours were approved from 6:00 AM to 12:00 AM, seven (7) days per week. The development did not occur and the PCD zoning expired.

Ordinance No. 20,935 adopted by the Little Rock Board of Directors on September 16, 2014, allowed the reestablishment of the PCD zoning and allowed a revision to the site plan for Lot B. The site plan included retaining the proposed bank on Lot A which was proposed containing 2,500 square-feet of floor area and twenty-two (22) parking spaces. The hours of operation for the bank were proposed from 7:00 AM to 7:00 PM, Monday through Saturday. Lot B was proposed to change from a fast food restaurant to a retail/commercial use. The retail facility was proposed containing 8,320 square-feet and twenty-nine (29) parking spaces. The hours of the retail business were proposed from 7:00 AM to 10:00 PM, seven (7) days per week. The height of both buildings was proposed less than twenty-five (25) feet.

A condition of the previous approval was at the time the lots were developed the lots were to provide landscaping along the western perimeter of Lots A and B at one and one-half times the typical ordinance requirement for the placement of trees and shrubs within the buffer area.

During the September 16, 2014, Board of Directors meeting the owner, Carla Spainhour of MGC Properties, stated the company was willing to place \$20,000 in an escrow account and let the neighbors decide if they wanted to move forward with the process for the consideration of a gate. The development did not occur and the PCD zoning has expired.

The applicant is now proposing to revise the PCD, Planned Commercial Development, zoning for Lot A. The applicant is proposing to construct a 6,000 square-foot office building along with thirty-two (32) parking spaces. The applicant has indicated signage will comply with signage allowed in office zones. The hours of operation are proposed from 7:00 AM to 7:00 PM, seven (7) days per week.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its April 5, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with Southwest Little Rock United for Progress, the Bentley Court Property Owners Association and the Chateau 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.