

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 16, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Pleasant Ridge Towne Center Revised Long-Form PCD (Z-4411-N), located at 11525 Cantrell Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is proposing to revise the previously-approved PCD, Planned Commercial District, to allow a second access to the shopping center.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 2 nays and 1 absent.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PCD request at its April 23, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Pleasant Forest Neighborhood Association, the Pleasant Valley Property Owners Association and the Walton Height Candlewood Property Owners Association were notified of the Public Hearing.</p>	

## **BACKGROUND**

On December 20, 1994, through Ordinance No. 16,808, the City Board of Directors approved a PCD that would allow the development of a mixed use “Neighborhood Commercial” shopping center and an accompanying office development. The site was a 12.83-acre tract and of the area, 11.48 acres was proposed to be developed as the shopping center. The proposed structure was 97,680 square-feet, and 463 parking spaces were indicated. A 1.35-acre tract was to have 10,000 square-feet of office building space with an additional fifty (50) parking spaces. The uses proposed for the shopping center were all by-right C-2, Shopping Center District, and C-3, General Commercial District, zoning, except that there were to be no service stations, auto glass or muffler shops, convenience stores, or car washes within the scope of the PCD. The uses proposed for the office building were all uses by right in the O-2 and O-3 zoning district.

On January 9, 1997, the Commission reviewed a request for the Little Rock Board of Directors adopted Ordinance No. 19,233 on November 9, 2004, establishing a revision to the Pleasant Ridge Town Center PCD. The development was proposed as a 300,000 square-foot retail center with restaurant space developed as a “Life-style Center”. The approval allowed the creation of three (3) lots.

The Board of Directors adopted Ordinance No. 19,633 on November 21, 2006, revising the previously-approved PCD for the shopping center to allow the creation of two (2) additional lots for the Pleasant Ridge Town Center. The previous approval allowed for the creation of three (3) lots which had been final platted. The developer proposed the placement of the two (2) additional lots along Cantrell Road within the area identified as future restaurant sites. According to the applicant, the restaurant out-parcels were needed to allow the transfer of property to prospective tenants. The approval brought the total available lots on the site to five (5). There were no other modifications proposed to the previous approval.

On December 7, 2006, the Little Rock Planning Commission denied a request to allow the western-most drive located along Cantrell Road to become a full-service intersection.

**BACKGROUND  
CONTINUED**

The denial of the request was appealed to the Board of Directors and was scheduled to be heard on February 20, 2006; however, the item was withdrawn from the Board of Directors agenda prior to action by the Board of Directors.

On February 7, 2012, the Little Rock Board of Directors adopted Ordinance No. 20,543 to allow a revision to the driveways on Cantrell Road. The approval allowed the main entrance drive adjacent to Chipotles Mexican Grill and the Shell Station to be realigned to match a proposed driveway located on the north side of Cantrell Road which would serve a future office building. The Arkansas State Highway Department denied this request.

The applicant is now proposing to revise the previously-approved PCD to allow a second access to the shopping center. The proposed entrance is located at the south end of the shopping center where the property fronts Woodland Heights Road. The proposed entrance would allow vehicles entering and exiting the center to the south direct access to Woodland Heights Road. This would eliminate the need for cars to travel on Woodland Heights Road to the east where it fronts Christ the King School. The elementary school has property on both sides of Woodland Heights Road. Children cross the street in this location to gain access to the play areas on the north side of Woodland Heights Road. The entrance would also eliminate the need for cars to travel west on Fairview Road where there is a church, single-family homes, as well as the Jewish Learning Center for Children on the north-south leg of Fairview Road. The proposed entrance would eliminate the conflicts with pedestrians both school age and adults walking on Fairview Road.

The applicant states the proposed entrance, is a more direct access to the south side of the center and the access would not increase traffic on Woodland Heights Road and Fairview Road. The proposed entrance would simply shorten the route taken by motorists already accessing the center via these two (2) streets thereby reducing conflicts for motorist and pedestrians and improving safety.

**BACKGROUND  
CONTINUED**

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.