

FILE NO.: Z-9211

NAME: The Crest at Chenal Long-form PD-R

LOCATION: Located on the West side of Chenal Parkway approximately ¼ mile South of Northfield Drive

DEVELOPER:

Crain Family Holdings, LLC
P.O. Box 242327
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 10.0 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 - Chenal CENSUS TRACT: 42.13

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Age restricted adult senior living community

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The development contains 10-acres and is located on the west side of Chenal Parkway approximately one-quarter mile south of Northfield Drive. The property is currently zoned R-2, Single-family and was previously owned by the Presbytery of Arkansas for approximately 25-years. The developer wishes to construct an age restricted, adult senior living facility with two (2) buildings joined by a courtyard area. The facility will contain 221 total units with 81 units for active adults who still work and drive on a regular but not daily basis along with 140 units for less active adults that may be retired and not traveling each day.

The facility is proposed with three (3) stories of living units along with a below grade parking deck on the northwest corner of the site. The layout creates the ability to maintain the existing trees along the southern and western perimeters to provide additional buffer from the existing single-family homes. Each building will have garden areas for the residents within the interior courtyards. An indoor pool, spa, and fitness center will be located in a basement area below the common area building. Additional amenities will include: Full service restaurant serving three (3) meals per day, Transportation services for residents to shopping, medical appointments and errands, Onsite card rooms, social rooms, private dining areas, common den areas with fireplaces, stadium seating theatre room with small stage for church services and other live entertainment, Resident security and medical alert system, Visitor suites available for guest and family of residents, Library, billiards room, computer center and craft room, Salon, barber shop, banking services, pharmacy services, third part companion care available to residents at an additional fee.

B. EXISTING CONDITIONS:

The site is located on the west side of Chenal Parkway just south of Wal-Mart and across the street from vacant O-2, Office and Institutional zoned property. The site is heavily wooded. Chenal Parkway adjacent to the site is two (2) lane, no curb, gutter or sidewalk and open ditches for drainage. There are single-family homes located to the west of this site. There is an Entergy transmission line within a 100-foot easement located to the south of this property.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Aberdeen Court Property Owners Association and the Duquesne Place Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Chenal Parkway including 5-foot sidewalks with the planned development. Chenal Parkway should be widened to conform to the Master Street Plan. A left turn lane with tapers should be provided which may result in widening past the property line.
2. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is the construction of the project planned to be phased?
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
5. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Show proposed gate and call box locations.
7. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50 feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the driveway intersection.
8. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards and provides at least 500 feet of unobstructed sight distance for 45 mph.
9. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
10. The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact Melinda Glasgow, Mglasgow@littlerock.gov or 501.371.4646 for more information.
11. The proposed median in the driveway is too wide and should be narrowed to 12 to 15 feet in width. The nose of the median should be placed no closer than 12 feet from the future back of curb on Chenal Parkway.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required with easements if new sewer service is required for this project. Capacity fee analysis required. EAD approval required if food prep on site. Contact Little Rock Wastewater utility for additional information.

Entergy: Entergy does not object to this proposal. An existing single phase, underground power line exists on the northwest of this development, and a 3 phase overhead power line exists across Chenal Parkway and east of the development. Neither appears to be in conflict with the proposed plans. Contact Entergy well in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. Maintain Access:
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on

- a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
 4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
 5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1.
 - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
 - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
 - i. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
 - c. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

- b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
- 1. Minimum gate width shall be 20 feet.
 - 2. Gates shall be of swinging or sliding type.
 - 3. Construction of gates shall be of material that allow manual operation by one person.
 - 4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
 - 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
 - 7. Locking device specifications shall be submitted for approval by the fire code official
 - 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - 9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

9. Multi-family Residential Developments - As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - a. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2
10. As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
11. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is not located on a dedicated Rock Region Metro bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single-Family District) to Long-form PD-R (Planned Development Residential) to allow age restricted multi-family residential. The request is within the Chenal/Financial Center Overlay district.

Master Street Plan: East of the property is Chenal Parkway and it shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Chenal Overlay District.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The minimum dimension shall be nine (9) feet. The surrounding properties are zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81. A portion of the southeast buffer is deficient.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.

6. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
7. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
9. 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. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

Mr. Joe White and Mr. Larry Crain were present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned any outdoor activities for the site such as a dog park, walking trails or pavilions. Staff also questioned the location of the dumpsters and the days and hours for servicing the dumpsters. Staff requested information concerning the proposed signage plan. Staff also questioned the height of the parking lot light poles.

Public Works comments were addressed. Staff stated right of way dedication and street improvements were required for the Chenal Parkway frontage. Staff also stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff requested Mr. White provide a sketch grading and drainage plan. Staff questioned the proposed retaining walls and the height of the walls. Mr. White stated the walls would conform to the height allowed within the Land Alteration Ordinance and would not require a variance. Staff stated the median in the driveway at the street intersection was to side and should be narrowed to 12 to 15-feet in width and the nose of the driveway was to be no closer than 12-feet from the future back of curb on Chenal Parkway.

Landscaping comments were addressed. Staff stated with the exception of the street buffer the perimeter buffers were required to be undisturbed since the property abutted single-family zoned and used property on the north, west and south sides. Staff stated a minimum of 70 percent of the buffers were to remain in the undisturbed state. Staff stated with the site development an automatic irrigation system was required. Staff also stated at the time of building permit request a landscape plan stamped with the seal of a registered landscape architect was required.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing some of the technical issues associated with the request which were raised at the April 5, 2017, Subdivision committee meeting. The applicant has indicated the proposed outdoor activities for the site including a dog park, walking trails or pavilions. The applicant has also provided the location of the proposed dumpster facilities and noted the days and hours of dumpster service. The applicant has also included the proposed signage plan.

The request is to rezone 10-acres located on the west side of Chenal Parkway just south of Northfield Drive from R-2, Single-family to PD-R, Planned Development Residential to allow the development of the site with an age restricted, adult senior living facility with two (2) buildings joined by a courtyard area. The facility is proposed with three (3) stories of living units along with a below grade parking deck on the northwest corner of the site. The maximum building height proposed is 45-feet from grade.

The facility will contain 221 total units with 81 units for active adults who still work and drive on a regular but not daily basis along with 140 units for less active adults that may be retired and not traveling each day. The plan includes the placement of one and two bedroom units within the independent senior living section of the development. The plan indicates one-two-and three bedroom units within the active senior living section of the development. 107 units of one bedroom and 33 units of two bedroom units are indicated within the independent senior living section. 51 one bedroom 18 two bedroom and 12 three bedroom units are indicated in the active senior living section.

Each building will have garden areas for the residents within the interior courtyards. The plan indicates the placement of a fenced dog park along the western perimeter of the site. The plan also includes the placement of walking trails within the landscaped areas of the site. Areas will be set aside for passive outdoor activities. The plan indicates pavilions and picnic areas will be included within the landscaped areas.

An indoor pool, spa, and fitness center will be located in a basement area below the common area building. Additional amenities will include: Full service restaurant serving three (3) meals per day, Transportation services for residents to shopping, medical appointments and errands, Onsite card rooms, social rooms, private dining areas, common den areas with fireplaces, stadium seating theatre room with small stage for church services and other live entertainment, Resident security and medical alert system, Visitor suites available for guest and family of residents, Library, billiards room, computer center and craft room, Salon, barber shop, banking services, pharmacy services, third part companion care available to residents at an additional fee.

The plan indicates two (2) service areas. One on the north and one on the south sides of the buildings. The service areas will be fully screened. The applicant indicates the dumpster hours of service will be from 7 am to 6 pm Monday through Friday.

The applicant indicates signage as allowed within the Chenal Financial Center Design Overlay District. The signage will be limited to a single ground sign at the entrance to the development. The sign is proposed with a maximum height of eight (8) feet and a maximum sign area of one hundred (100) square feet. Building signage will be limited to the front facade of the building with a maximum sign area of ten (10) percent of the façade area.

The site plan includes the placement of 74 surface non-covered parking spaces and 18 surface parking spaces with carports and 26 guest and employee parking spaces within the independent senior living portion of the development. The plan indicates 76 garage parking spaces, 124 surface non-covered parking spaces and 14 surface parking spaces with a carport cover. The plan includes a total of 332 parking spaces to serve the residents, employees and guests. Parking for a multi-family development is based on one and one-half (1 ½) parking spaces per unit. 221 total units would typically require the placement of 331 parking spaces to serve the development.

The applicant has indicated there are no plans for the placement of a perimeter fence at this time. The request includes the allowance of a 6-foot wrought iron fence in the future should fencing become necessary or desired. The applicant notes screening will be accomplished via existing dense evergreen vegetation and the planting of additional evergreens within the buffer area.

Staff has concerns with the development plan as proposed. The applicant is requesting the rezoning to allow the development of the site with an age restricted community with an overall density of 22-units per acre. The site is indicated on the future land use plan as single-family residential. Although there are commercial and office zonings and land uses within this general area, staff feels the transition is occurring with the Suburban Office and Open Space land use to the east of the site. Staff feels the development plan with the density as proposed is not appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

Mr. Larry Crain was present representing the request. There was one (1) registered objector present. Staff presented the item with a recommendation of denial.

Mr. Crain addressed the Commission on the merits of his request. He stated there had been a number of meetings with the area residents and the neighborhood association. He stated although the entire neighborhood was not in full support there was support from many of the residents. He stated the needs of older adults was changing. He stated the development was designed for residents 55 plus. He stated the units would be for lease to this age group. He stated there were two (2) different components to the development. He stated there was an independent living aspect of the development and the other side with residents who were less active. He stated the development would offer three (3) meals per day. He stated the development concept was to allow residents to live on the site and never have to leave for services. He stated as the neighborhood had requested the site plan had been amended to eliminate the 28 parking spaces on the west side which would potentially be visible from the nearby homes. He stated the development was proposed entirely fenced and the development would be a gated community. He stated a 100 evergreen trees a minimum of 10-feet tall and 4-feet wide would be planted within the buffer. He stated this would add additional screening. He stated the buffer would be increased from 50-feet to 90-feet or greater. He stated a water retention plan would be provided to direct all water to a detention pond on Chenal Parkway. He stated LED lighting would be used at the facility to meet the "dark sky" standard. He stated the elevation of the site would be cut enough to prevent property owners closest to the development from seeing the top of the building. He requested to yield the remainder of his time to address comments raised by the opposition.

Jack Critcher addressed the Commission in opposition of the request. He stated there were several of the residents in the area who were opposed to the development. He stated the development proposed to concentrate 221 units on 10-acres. He stated his home was located on 1/3 of an acre. He stated to allow him to get the density proposed by the developer he would have to add seven (7) more homes to his existing lot. He stated the building was three (3) stories tall. He stated mechanical equipment would be seen and heard by the nearby residents. He stated property values would be impacted by the development of the site with the density proposed.

Mr. Crain stated the City rules with regard to elderly housing would allow 36 units per acre. He stated the development was proposed with smaller units many of which were one (1) bedroom. He stated the clients of the development were typically single, person who had lost a mate or spouse and were living alone. He stated the heat and air units would be centrally located and all mechanical equipment would be fully screened.

Paula Padilla President of the Duquense Place Property Owners Association addressed the Commission. She stated the entire neighborhood was not in full support but the residents felt this was a better development than what was allowed under the current zoning. She stated with the current zoning Mr. Crain had shown the residents a plan which allowed the development of 65 units of zero lot line homes. She stated with this plan there were no buffers and no commitment for fencing and screening. She stated the residents felt this was a better plan and would protect their homes from Chenal Parkway.

There was a general discussion by the Commission concerning the request and the merits of the request. It was noted all access to the development was from Chenal Parkway. The Commission noted the site was located very near the commercial shopping at the intersection of Cantrell Road and Chenal Parkway. The Commission indicated there was office and commercial zoning to the north and the east of this site.

A motion was made to approve the request including all staff recommendations and comments except that of denial. The motion carried by a vote of 8 ayes, 2 noes and 1 absent.