

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Kirkland Long-Form PCD, located at the southwest corner of Chenal Parkway and Kirk Road. (Z-5617-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the property at the southwest corner of Chenal Parkway and Kirk Road be rezoned from PCD, Planned Commercial District, (expired), to PCD to allow a multi-lot commercial development.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>Costco Wholesale is seeking approval for a PCD, Planned Commercial District, located at the southwest corner of Chenal Parkway and Kirk Road, encompassing approximately 31.81 acres. The development will include one (1) large parcel (Lot 1) of 21.22 acres. Lot 1 will be developed as a Costco Wholesale facility with gas pumps. The development will include a 165,093 square-foot building and 749 parking spaces. Access drives from Chenal Parkway, Kirk Road and Kanis Road will serve the development.</p>
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**BACKGROUND
CONTINUED**

The overall development will include three (3) to six (6) outparcels. Permitted and Conditional Uses as found in the C-3, General Commercial District, section of the Zoning Ordinance are requested uses for all lots within the development.

The outparcels will be developed as per the C-3 commercial standards as found in the Zoning Ordinance. Building setbacks/height, parking, signage, lighting, landscaping, etc. will be reviewed based on these standards. The development plans for the outparcels will be reviewed and approved at staff level, subject to compliance with the aforementioned standards.

The applicant is requesting two (2) variances with the proposed development. The first variance is to allow advance grading of the outparcels when the Costco lot is graded. Public Works supports this variance, as noted in the staff recommendation.

The second variance is to allow a reduced size for the interior landscape islands. There are other areas within the overall site which can have increased landscaping to compensate for the reduced landscape island sizes. Staff supports this variance request.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Parkway Place, Citizens of West Pulaski County, Kanis Creek and The Villages of Wellington Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.