

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 16, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Chateaus on Stagecoach Short-Form PCD (Z-7607-A), located on Stagecoach Road at Chateaus Lane</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</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;">CITIZEN PARTICIPATION</p>	<p>The request is to re-establish the PCD, Planned Commercial Development, zoning for Lots A and B Chateaus on Stagecoach Road and revise the site plan for Lot B to allow Lot B to develop with a retail business and allow Lot A to develop as previously-approved with a branch bank.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 1 nay and 2 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its June 26, 2014, meeting, and there were 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, the Otter Creek Homeowners Association and the Wedgewood Creek Property Owners Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 19,106, adopted by the Little Rock Board of Directors on May 18, 2004, rezoned the site from R-2, Single-Family, 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. 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 has not occurred and the PCD zoning has expired.

The applicant is now proposing to reestablish the PCD zoning and revised the site plan for Lot B. The site plan includes retaining the bank on Lot A continuing to contain 2,500 square-feet of floor area and twenty-two (22) parking spaces. The hours of operation for the bank are proposed from 7:00 AM to 7:00 PM, Monday through Saturday. Lot B is changing from a fast food restaurant to a retail/commercial use. The retail facility is proposed containing 8,320 square-feet and twenty-nine (29) parking spaces. The hours of the retail business are from 7:00 AM to 10:00 PM, seven (7) days per week. The height of both buildings will be less than twenty-five (25) feet.

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