

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Village at Rahling Road Revised PCD Lots 4R and 5 (Z-6323-S), located on the southeast corner of Rahling Road and Chenal Parkway.</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>SYNOPSIS</p>	<p>The applicant is proposing a revision to the previously-approved PCD, Planned Commercial Development, for Lots 4R and 5 to allow for the construction of a pharmacy on Lot 4R and a strip retail center on Lot 5 utilizing the uses as allowed in the C-2, Shopping Center, and C-3, General Commercial, Zoning districts as allowable uses.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</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 9 ayes, 0 nays and 2 absent.</p>	
<p>CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PCD request at its August 7, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Village of Wellington Neighborhood Association Neighborhood Associations were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 17,542 rezoned 33.274 acres from C-2, Shopping Center District, to PCD, Planned Commercial District, to allow for the development of a mixed use shopping center with C-2 uses as allowed uses. Four (4) buildings were indicated on what was coined Lot 1. The site plan included twelve (12) lots and a landscape buffer held in a tract located along Chenal Parkway. (Ordinance No. 20,298, adopted by the Board of Directors on August 2, 2010, eliminated the tract along Chenal Parkway and included the area into the unrecorded lots located along Chenal Parkway.) A design manual was included with the approval which included standards for roof pitch, sidewalks, parking lots, landscaping, setbacks, etc. A number of revisions to the previously-approved PCD have occurred. The rear portion has developed with office uses. The retail center has been constructed along Rahling Road. The lots on the western perimeter have not developed.

The most recent approval was the adoption of Ordinance No. 20,856 on February 20, 2014, which allowed a revision to the PCD to allow the development of an interior lot with an events center. The events center is currently under construction.

The property contains 5.76 acres in the Village at Rahling Road which is located at the southeast corner of Rahling Road and Chenal Parkway. The building proposed on Lot 4R is a single tenant user for a pharmacy with drive-through service. The building is proposed containing 13,300 square-feet of floor area. The lot size of Lot 4R is indicated at 2.63 acres. Eighty-six (86) parking spaces are indicated on Lot 4R.

The building proposed on Lot 5 is a retail strip center with a possible drive-through at the north end cap. The expected tenants will fall within the C-2 or C-3 uses. Currently not all tenants have been identified for the proposed strip retail building. The applicant is requesting to revise the building areas as necessary to meet the tenant needs while providing a maximum building area on Lot 5 of 27,500 square-feet. There are 164-parking spaces indicated on Lot 5. The total combined square-footages of the two (2) lots will not exceed 40,725 square-feet. The two (2) lots contain 250 parking spaces.

**BACKGROUND
CONTINUED**

Cross access easements will be created with the filing of the final plat to provide circulation within both lots. Access to the future private driveway which connects to the traffic signal on Chenal Parkway will provide safe access for south bound traffic along with direct access to The Promenade at Chenal. Landscape buffers and interior landscape requirements will meet code.

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