

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 6, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Murphy USA Short-Form PD-C (Z-4386-B), located on the southeast corner of Cantrell and Taylor Loop Roads.</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is a rezoning from R-2, Single-Family District, and PD-C, Planned Development – Commercial, to PD-C to allow for the development of this site with a convenience store with gas pumps.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>The Planning Commission reviewed the proposed PD-C request at its September 4, 2014, meeting, and there were registered objectors present. All property owners located within 200 feet of the site along with the Chenal Ridge Property Owners Association, the Pinnacle Valley Neighborhood Association, the Secluded Hills Property Owners Association, the Tulley Cove Neighborhood Association, the Westbury Neighborhood Association and the Westchester Heatherbrae Property Owners Association were notified of the Public Hearing.</p>	

## **BACKGROUND**

The applicant is requesting to rezone the site to PD-C to allow for the development of a convenience store with gas pumps. The site is located within the Highway 10 Design Overlay District (DOD). The development is proposed with variations from the typical development standards of the Highway 10 DOD. These variations include the minimum lot size requirement and the rear-yard building setbacks. The site contains 1.8-acres which is less than the two (2)-acre minimum lot size established by the Highway 10 DOD. The rear of the building is located twenty-five (25) feet from the southern perimeter of the site which is within the forty (40)-foot rear-yard building setback typically required by the Highway 10 DOD.

The building is proposed containing 3,445 square-feet with a stand-alone canopy containing twelve (12) fueling stations. The pumps are two (2) sided pumps allowing for twenty-four (24) fueling stations. The canopy will run parallel to Cantrell Road with the front of the store facing Cantrell Road to the north. An ice unit and propane pad are located adjacent to the store with a free standing vacuum station adjacent to Taylor Loop Road.

Signage is proposed on the canopy of the fueling station on the north, west and eastern facades. The eastern façade is located without public street frontage. Building signage on the store is proposed along the northern and western facades, both having public street frontage. A monument sign is proposed along Cantrell Road with a maximum height of six (6) feet and a maximum sign area of seventy-two (72) square-feet.

Driveways are proposed along Cantrell and Taylor Loop Roads. The drive on Cantrell Road is located approximately 240 feet from the intersection. The drive on Taylor Loop Road is located 180 feet from the intersection. The Highway 10 DOD states there is a maximum of one (1) curb cut per 300 feet and no curb cut is allowed closer to an intersection than 100 feet.

Staff did not support the original site plan which allowed full driveway access from Cantrell and Taylor Loop Roads. The revised plan limits left-turn into the site from Taylor Loop Road and out of the site from Cantrell Road. Based on the restricting access to the site staff's previously raised concerns have been addressed.

**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.