

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 16, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Kum and Go PD-C, located at the southeast corner of Cantrell Road and Chenonceau Boulevard (Z-9610).</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 1.51-acre property, located at the southeast corner of Cantrell Road and Chenonceau Boulevard, be rezoned from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow for a convenience store development.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning. The Planning Commission recommended approval by a vote of 6 ayes, 3 nays, 1 absent and 1 open position.</p> <p>The applicant proposes to rezone the 1.51-acre property located at the southeast corner of Cantrell Road and Chenonceau Boulevard from C-3, General Commercial District, to PD-C, Planned District – Commercial. The rezoning is requested to allow for the development of a convenience store with gas pumps. The property is located within the Highway 10 Design Overlay District (DOD). The property is undeveloped and mostly grass covered; however, some site work has taken place in the past in anticipation of future development.</p>	

**BACKGROUND
CONTINUED**

The property is part of a two (2)-lot development, with this lot being 2.11 acres in area, and the lot to the south being 1.08 acres. As part of the development plan, the applicant proposes to move the dividing lot line to the north, thereby creating a new lot of 1.51 acres which is being proposed for development. The dividing lot line is being moved based on the fact that it runs through the existing building to the south. Since moving the dividing lot line creates a lot less than two (2) acres in size within the Highway 10 DOD, a PZD, Planned Zoning Development, is required for development of the corner (north) lot.

The applicant proposes to construct a 3,968 square-foot convenience store building within the west half of the property. A gas pump canopy covering six (6) double-sided gas pumps will be constructed on the east side of the convenience store building.

The proposed building will have an overall height of approximately eighteen (18) feet. The current C-3 zoning allows a maximum building height of thirty-five (35) feet. The building will be constructed of fiber cement panels with cast stone panel wainscoting.

The proposed convenience store building will be located 100 feet back from the front (north) property line, over sixty (60) feet from the rear (south) property line and over thirty (30) feet from the west side property line. In addition, the proposed canopy structure will be located 100 feet back from the front property line, forty (40) feet from the rear property line and over sixty (60) feet from the east and west side property lines.

The proposed site plan shows twenty-six (26) paved parking spaces, which includes spaces at the gas pumps. The ordinance would typically require a minimum of seventeen (17) spaces for this proposed development. The proposed parking will be sufficient to serve the proposed development. There are currently two (2) shared driveways (northeast and southwest corners of the lot) which will serve as access to the project. Cross access will exist between this property and the property immediately south.

The proposed site plan shows a dumpster location on the south side of the convenience store building. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

**BACKGROUND
CONTINUED**

The applicant notes that the proposed convenience store will be a twenty-four (24)-hour, seven (7)-day per week operation.

The applicant also notes that site lighting will be low-level and directed away from adjacent properties.

The applicant is providing the forty (40)-foot landscape area along the front property line as per the Highway 10 DOD requirements. Planting of trees and shrubs will be required within this area as per the DOD Standards. No berms will be required within this area based on the current upward slope of the property, and the buffers along the east and south property lines are sufficient. No variances are needed for these buffers based on the fact that there are cross-access easements along the east and south property lines. Areas set aside within the proposed site plan for building, interior and perimeter landscaping appears to comply with the minimum requirements of Chapter 15 (Landscape Ordinance). The minimum perimeter landscape width requirements appear to be met with this plan.

All building setbacks, landscaped areas and buffers will comply with the Highway 10 DOD Standards as found in Section 36-346 of the Code. All building and ground-mounted signage must also comply with The Highway 10 DOD Standards of Section 36-346 (f) (2).

The Planning & Development Department Engineering Division has the following additional comment:

“With development, the developer will be required to construct a northbound left-turn lane on Chenonceau Boulevard onto Cantrell Road, as required by the Master Street Plan. The southbound left-turn lane on Chenonceau Boulevard onto this property has been denied by the Public Works Department. The southbound left-turn movement will be permitted to occur with the removal of the small island south of the main median within Chenonceau Boulevard.

The applicant provided responses and additional information to all issues raised during staff’s review of the application. To staff’s knowledge, there are no outstanding issues.

**BACKGROUND
CONTINUED**

The applicant is requesting a variance from Section 36-346 (a), which requires a minimum lot size of two (2) acres in the Highway 10 DOD. As noted previously, the lot is currently 2.11 acres in size, with the dividing south property line running through the existing building to the south. In order to correct this situation by moving the dividing lot line, the subject property is reduced from 2.11 acres to 1.51 acres. Staff supports the variance request.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.