

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 5, 2019 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Chenal Valley Revised Short-Form PRD, located at southwest of the intersection of Chenal Parkway and St. Vincent Way (Z-6019-F).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p>	<p>The applicant proposes to revise the existing PCD, Planned Commercial District, to allow all the uses in C-3, General Commercial District, and O-3, General Office District, and to allow for the development of a commercial building of 10,000 square-feet, an office building of 29,600 square-feet, and a restaurant building of 6,300 square-feet.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the POD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p>	
<p><b>BACKGROUND</b></p>	<p>This tract is a portion of an area rezoned from R-2, Single-Family District, and C-2, Shopping Center District, to O-2, Office and Institutional District, in 1995. Later in the year, the Planning Commission reviewed a zoning site plan review for the development of a nineteen (19)-acre tract containing two (2), two (2)-story office buildings of 75,000 square-feet each and parking for 601 vehicles.</p>	

**BACKGROUND  
CONTINUED**

The first phase of this development was constructed, being the GMAC Office Building to the south of the subject property.

A request was made in 2000 to rezone a larger area including this site from O-2, R-2, and PCD, Planned Commercial Development, to POD, Planned Office Development, was approved in 2000. Most of the property was zoned O-2, a small portion zoned R-2, and the remainder zoned PCD. This action was to allow additional office development in two (2) phases. The initial phase consisted of a building of 73,500 square-feet with 402 associated parking spaces. The second phase would be an office building and 783 parking spaces. This development was not constructed.

In 2006, the POD was revoked and a revised preliminary plat approved creating four lots from what had been identified as Tract B in previously approved plans. Tract A contained the GMAC Office Building. The zoning for Tract B reverted to O-2 and a variance from the Subdivision Ordinance was approved to allow a lot without a public street frontage.

Following later in 2006, a PCD was approved for the construction of a branch bank on Lot B-1A and a restaurant on Lot B-1B. The bank building was proposed to be no more than 4,500 square-feet with twenty-nine (29) parking spaces. The restaurant was proposed with a building footprint of up to 5,800 square-feet and 157 parking spaces. This development was also not constructed.

The most recent zoning request for this property was in 2009. This proposal was to rezone from PCD and O-2 to allow the construction of two (2) restaurant buildings and a two (2)-story office building. The restaurants were planned for Lot B-1A and B-1B. The building proposed for Lot B-1A was to be 3,825 square-feet with a drive-thru and forty-seven (47) spaces. The building proposed for Lot B-1B did not have a drive-thru, an area of 6,300 square-feet, and eighty-three (83) parking spaces. The office building was listed at 29,000 square-feet and was to be sited on Lot B-3 with ninety-nine (99) parking spaces. As with the previous proposals, this development was not constructed.

**BACKGROUND  
CONTINUED**

This proposal is similar to the PCD approved in 2009. Notable modifications include Lot B1-A increasing in area from 1.45 acres to 1.79 acres. The change is primarily due to including a drive aisle and row of parking previously shared between Lots B1-A and B-1B to now be entirely on Lot B-1A. The building planned for Lot B-1A has also increased in size from 3,825 square-feet to 10,000 square-feet and commercial uses are requested to be added to the previously approved restaurant with drive-thru use.

The area of Lot B-3 has been slightly reduced in size; however, the proposed two (2)-story office building of 29,600 square-feet with seventy-five (75) parking spaces is brought forward with this proposal.

All signage will comply with the Chenal/Financial Center Design Overlay. Monument signs are proposed for Lots B-1A and B-1B adjacent to Chenal Parkway. These signs would be no more than eight (8) feet in height and 100 square-feet in area. A smaller monument sign is proposed for Lot B-3 with a height of six (6) feet and area of forty-eight (48) square-feet.

The Planning Commission reviewed this request at their October 10, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.