

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

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

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Village at Rahling Road Lot 4 Revised Long-Form PRD, located at the southeast corner of Chenal Parkway and Rahling Road. (Z-6323-AA)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<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 approval of a revision to the existing PCD, Planned Commercial District, for the construction of a bank building with drive-thru tellers and an ATM. In addition to typical office and banking uses, the building will include public meeting space.</p> <p>None.</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>The initial plan for this property was approved in 1997 when 33.27 acres were rezoned from C-2, Shopping Center District, to PDC, Planned Development – Commercial, in order to develop a mixed-use shopping center with C-2 uses. Four (4) buildings were shown on Lot 1 and 11 additional lots were laid out with a landscape buffer set aside in a separate tract along Chenal Parkway. A design manual was included in this approval setting standards such as roof pitch, sidewalks, parking areas, landscaping, and setbacks.</p>
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BACKGROUND

This PCD has been amended over time to allow additional development. Also, the landscape buffer along Chenal Parkway was eliminated in 2010 and the area incorporated into the abutting properties, including the subject parcel.

The specific PCD for this parcel was approved in 2014 and was designated for the development of a pharmacy with a drive-thru. The building was to contain 13,300 square-feet and the site was planned for eighty-six (86) parking spaces. This PCD also approved the construction of a retail strip center on Lot 5 to the south of this property. These developments were not constructed.

The proposed development is for a bank with drive-thru tellers and an ATM. In addition to typical office and banking uses, the building will include public meeting space. The ATM would be available seven (7) days a week, twenty-four (24) hours a day. The bank building would be open Monday - Saturday from 7:00 AM – 9:00 PM and occasionally on Sundays. All lighting would be low level and direct to the interior of the site.

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.