

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 6, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled The Middle PCD, located at the southeast corner of Cantrell Road and North Rodney Parham Road (Z-9716).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACGROUND</p>	<p>The applicant is requesting that the 10.967-acre property, located at the southeast corner of Cantrell Road and North Rodney Parham Road, be rezoned from O-2, Office and Institutional District, to PCD, Planned Commercial Development, to allow for a multi-lot commercial development.</p> <p>None.</p> <p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p> <p>The applicant proposes to rezone a 10.967-acre property from O-2, Office and Institutional District, to PCD, Planned Commercial Development, located at the southeast corner of the Cantrell Road and North Rodney Parham Road intersection. The rezoning is to allow for a future commercial development with retail, restaurants with drive-thrus and outdoor dining, hotel and possibly office or multi-family with shared outdoor spaces.</p>	

**BACKGROUND
CONTINUED**

The property is currently divided into three (3) tracts with a majority of the property open area with a small, wooded area along the south and center portions of the property. The site is bordered to the south and east with O-2 zoning and a mixture of residential and commercial zoning to the north and west.

The applicant is proposing to subdivide the site into nine (9) lots and two (2) open tracts. The site will be developed in multiple phases with an average lot size of 1.1 acres +/- . The lots will be surrounded by landscaped open common area tracts with stormwater detention areas. The overall site is divided into two (2) areas on the north and south sides of Anderson Drive with shared access easement drives within each area. The development is scheduled to commence in the winter of 2022 with the infrastructure, with construction beginning on some of the lots in the summer of 2023. The remaining lots will be developed as market demands.

The mixed-use project will consist of nine (9) lots and two (2) tracts with uses as follows:

Lot 1: C-3, General Commercial District, permitted uses with a drive-thru and outdoor dining patio.

Lot 2: C-3 permitted uses with outdoor dining patios incorporated into the Boardwalk.

Lot 3: C-3 permitted uses with a drive-thru.

Lot 4: C-3 permitted uses with a drive-thru.

Lot 5: C-3 permitted uses with a seventy (70)-foot building height (possible hotel).

Lot 6: C-3 permitted uses (parking lot overflow for Lots 2 & 5).

Lots 7-9: C-3 permitted uses with a fifty-five (55)-foot building height (possible office buildings).

Tracts A & B will be owned by a Property Owners Association that will operate and maintain the common amenities and detention facilities which will be located within these two (2) tracts.

The applicant is also requesting a variance from the Land Alteration Regulations to advance grade the site with the issuance of a grading permit for the infrastructure. Staff supports the advance grading variance request.

**BACKGROUND
CONTINUED**

The applicant is proposing the area north of Anderson Drive to include Lots 2, 3, 4, and 5 and Tract A with open parking area and access drives. An access easement drive connects to North Rodney Parham Road to the west and extends northeast through the development circling the parking areas, and to the south connecting to Anderson Drive.

The site plan shows the area will include five (5) structures along the perimeter of the site bordering North Rodney Parham Road to the west and Cantrell Road to the north. A multi-level structure is shown in the southeast corner of the area (Lot 5) adjacent to the Tract A Common Area with an access drive connecting to Anderson Drive to the south.

The applicant is proposing the area south of Anderson Drive to include Lots 1, 6, 7, 8, 9 and Tract B with open parking areas and access drives. An access easement drive connects to Anderson Drive to the north and extends southeast through the development connecting the parking areas to Kent Drive along the east boundary of Lot 9.

The site plan shows the area will include one (1) structure along the west perimeter of the site bordering North Rodney Parham Drive with an individual access drive, and open parking, adjacent to Tract B to the west. Lots 7, 8, and 9 are east of the Tract B landscaped common area and include three (3) multi-level C-3 use structures with an access easement drive connecting the lots and open parking areas.

All the lots within the proposed development will be developed as per the C-3 Zoning Standards as found in Chapter 36 of the City's Zoning Ordinance. These standards include minimum building setbacks from property lines, building heights (unless otherwise noted in this analysis), minimum buffers, minimum number of parking spaces, and signage. Additionally, all of the lot developments will comply with the minimum landscape requirements as found in Chapter 15.

The applicant is proposing one (1) dumpster location on each lot to service the individual buildings. The dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

**BACKGROUND
CONTINUED**

The applicant is proposing one (1) sign to be located within the median of Anderson Drive adjacent to the intersection with North Rodney Parham Road near the main entry of the development. All signage on the property must comply with Section 36-555 of the zoning ordinance. (Signs allowed in commercial zones).

All site lighting proposed must be low level and directed away from adjacent properties.

The applicant notes that the typical hours of operation for development will be as follows:

1. General Office Uses: 7:00 AM to 7:00 PM, Monday - Saturday.
2. General Retail Uses: 8:00 AM to 8:00 PM, seven (7) days a week.
3. General Food and Beverage Uses: 6:00 AM to Midnight, seven (7) days a week.

The applicant provided a preliminary drainage plan showing the stormwater detention collection areas within the Tract A and B common use areas.

The Planning Commission reviewed this request at their September 8, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.