

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Village at Rahling Road Revised Long-Form PCD (Z-6323-R), located on Rahling Circle.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</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;">CITIZEN PARTICIPATION</p>	<p>The request is revision to an existing PCD, Planned Commercial District, to allow for the construction of a new 10,900 square-foot building to be used as an events center and a 16,140 square-foot building to contain C-2, Shopping Center District, uses. Each building will be constructed on a separate lot.</p> <p>None.</p> <p>Staff recommends approval of the requested revision to the existing PCD zoning. The Planning Commission voted to recommend approval of the requested revision to the existing PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its February 20, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Villages of Wellington Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

On August 5, 1997, the Board of Directors adopted Ordinance No. 17,542 which established The Village at Rahling Road Long-Form PCD. The PCD, Planned Commercial District, created a fourteen (14)-lot development with C-2, Shopping Center District, uses being permitted. The initial action approved a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought to the Commission and Board of Directors for a revision to the PCD on an individual lot basis as a particular development was proposed.

Ordinance No. 20, 191, adopted by the Little Rock Board of Directors on November 17, 2009, approved a site plan for Lot 7 of the Village at Rahling Road development. The project contained approximately 1.7 acres located near the southeast corner of Rahling Road and Chenal Parkway. The proposal was to construct a small strip center utilizing C-2, Shopping Center District, uses as allowable uses. The site plan included the placement of an outdoor deck for dining. The building contained 16,140 square-feet and the deck contained 1,760 square-feet. A total of seventy-seven (77) parking spaces were indicated on the site plan.

The approval allowed a new drive from Rahling Circle to Chenal Parkway. The drive was proposed with thirty-six (36) feet of pavement and connected to Chenal Parkway at the existing traffic signal serving the Promenade at Chenal Shopping Center.

As a part of the PCD request the developers requested to remove from the originally approved PCD the requirement that all buildings were to be constructed within thirteen (13) feet of the back of curb of the loop street for the remaining undeveloped lots.

On September 13, 2012, the Planning Commission approved a two (2)-year time extension for the approval of the PCD zoning for Lot 7 of the Village at Rahling Road. The development has not occurred.

The project as planned is consistent with the proposed development framework originally proposed for the Village when first approved in 1997. When originally proposed the Village included dense urban development inside of and around Rahling Circle, with large expanses of landscape and buffer along Chenal Parkway and Rahling Road.

**BACKGROUND
CONTINUED**

The current request includes a review of Lots 1A, 1B, 1C and 7, the Village at Rahling Road. The Building located on Lot 1A is existing containing 10,900 square-feet. The lot area proposed for the new lot contains 49,926 square-feet. The site plan indicates a total of forty-one (41) parking spaces located on Lot 1A. Permitted uses are C-2, Shopping Center District, uses.

Lot 1B is proposed with a multi-use event center for the location community. The center will operate from 7:00 AM to 10:00 PM with the exception of Friday and Saturday when the hours may be extended to 12:00 AM. The building is proposed containing 10,300 square-feet of floor area with a total lot area of 74,730 square-feet. The site plan indicates a total of ninety-one (91) on-site parking spaces to serve the use.

Lot 1C contains a shared parking area. With this site plan the area is indicated for future development.

Lot 7 is indicated containing 99,879 square-feet of land area. The site plan indicates 16,140 square-feet of building area with a 1,760 square-foot covered outdoor deck. The site plan indicates seventy-eight (78) on-site parking spaces. Permitted uses are C-2, Shopping Center District, uses.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.