

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 19, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Stagecoach Village Lot 1 Revised Short-Form POD, located at 9222 Stagecoach Road. (Z-6178-K)</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</b> Resolution Approval</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing to utilize a portion of the existing building as restaurant use with pick-up service only. The applicant is proposing a Papa John’s Restaurant, which will occupy 1,200 square-feet of the existing 3,182 square-foot building.</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>On September 5, 2000, the Board of Directors approved Ordinance No. 18,342 establishing Stagecoach Village (Lot 4) Short-Form PCD. The applicant proposed to construct a 3,600 square-foot branch bank building and a 9,000 square-foot commercial building and fifty-four (54) parking spaces. At the time of approval, the applicant proposed to convert the bank building into a commercial building (C-2, Shopping Center District, uses) if a bank tenant could not be secured. Along with the approved PCD, Planned Commercial Development, a preliminary plat was created containing four (4) lots.</p>
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**BACKGROUND  
CONTINUED**

Only Lot 4 was rezoned to PCD with the approval. The remaining lots were to be reviewed at the time of development. The site plan for Lot 4 was later revised (June 26, 2001) at staff level to remove the bank building from the site plan and the commercial building square-footage was increased to 10,800 square-feet. The applicant proposed the building to be used as 80% commercial (C-2 uses) and 20% office (general and professional).

Ordinance No. 20,297, adopted by the Little Rock Board of Directors on August 2, 2010, allowed a revision to the POD, Planned Office Development. The approval was to allow Lots 1, 2, and 3 to be reconfigured and developed in a different development pattern than previously approved. Lot 1 was proposed developed with a future commercial use as allowed per the C-2 District. The request was to allow Lot 2 to remain as is with the existing office building and be allowed O-3 uses as allowable uses. Lot 3 was proposed containing four (4) office buildings each containing from 5,000 to 6,000 square-feet. Drives and parking areas were indicated as cross access and parking.

A daycare and office use have occupied the building located on Lot 2 which established the POD zoning. The development plan for Lots 1 and 3 were not completed.

The applicant is now proposing to utilize a portion of the existing building as restaurant use with pick-up service only. The applicant is proposing a Papa John's restaurant which will occupy 1,200 square-feet of the existing 3,182 square-foot building. The applicant states there will be no tables for dining in at the restaurant. The hours of operation are from 10:00 AM - 9:30 PM, Monday - Thursday and from 10:00 AM - 10:30 PM on Friday, Saturday and Sunday.

The Planning Commission reviewed the proposed POD request at its May 17, 2018, meeting and there were no registered objectors present. The Bentley Court Property Owners Association, the Chateaus on Stagecoach Property Owners Association, the Crystal Valley Property Owners Association, the Wedgewood Creek Homeowners Association and Southwest Little Rock United for Progress and all property owners located within 200 feet of the site were notified of the public hearing.

**BACKGROUND  
CONTINUED**

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