

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 5, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Murphy USA Short-Form PD-C (Z-1500-B), located on the northwest corner of West 12<sup>th</sup> Street and University Avenue.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The request is a rezoning from I-2, Light Industrial, to PD-C, Planned Development – Commercial, to allow for the development of this site with a convenience store including gas pumps.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 1 nay and 1 absent.</p>	
<p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The Planning Commission reviewed the proposed PD-C request at its June 26, 2014, meeting, and there were registered objectors present. All property owners located within 200 feet of the site along with the Broadmoor Property Owners Association, the Fair Park Residents Association, the Oak Forest Initiative Coalition, the Point O Woods Neighborhood Association and the University Park Neighborhood Association were notified of the Public Hearing.</p>	

## **BACKGROUND**

The property contains 1.6 acres located at the northwest corner of University Avenue and 12<sup>th</sup> Street. The property is currently zoned I-2, Light Industrial District, and was originally developed as the Brandon House furniture store. The application is proposed on Lot 1, University Park Preliminary Plat (S-71-D). Murphy USA is proposing to construct a new 3,445 square-foot convenience store with a stand-alone fuel canopy. Twelve (12) fueling stations (double-sided for twenty-four (24) pump locations) are proposed running parallel to South University Avenue. Included on the site plan are locations for ice units, vacuum stations and a propane pad. Access from University Avenue and 12<sup>th</sup> Street will be from a shared driveway looping around the site on the north and west perimeters of this lot. The developer is requesting variances from the typical driveway spacing criteria of the Subdivision and Master Street Plan ordinances.

Staff is not supportive of the request. Staff feels the placement of a twenty-four (24)-hour convenience store at this location will cause a significant impact on the area. Recently there has been and continues to be a great deal of effort and financing going into the revitalization of the 12<sup>th</sup> Street corridor. The City just recently placed a substantial investment into the reconstruction of the Centre at University Park located two (2) blocks to the west. In addition, this location is in direct proximity to the entrances of the Broadmoor and University Park Neighborhoods. Also located within this general area are properties owned by Elizabeth Mitchell Child Center which provides assistance to the Center for Youth and Families. Located one block to the west on the corner of Cleveland and 12<sup>th</sup> Streets is a property owned by the YMCA and provides activities for youth and families. There is a daycare center located on the corner of Cleveland Street and Northmoore Drive. Staff feels the placement of this intense use in an area that provides services to youth and at the primary entrance to two (2) single-family neighborhoods is inappropriate.

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