

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Rawls Revised Short-Form PD-C, located at 801 South Chester Street. (Z-8193-B)</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>
<b>SYNOPSIS</b>	<p>The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for the use of the site as a food truck court and event center.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Scott D. Hamilton).</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PD-C request at its January 7, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 19,804 adopted by the Little Rock Board of Directors on August 6, 2007, rezoned the site from UU, Urban Use District, to PCD, Planned Commercial Development. The approval allowed the addition of auto sales as an allowable use limiting the number of vehicles to three (3).</p>	

**BACKGROUND  
CONTINUED**

The applicant is now proposing to amend the previously approved PCD to allow for the use of the site as a food truck court. The applicant has indicated based on the size of the food truck or if the vehicle is a truck attached to the food trailer will determine the number of units on the site. If truck and trailer then a maximum of six (6) units could sit up on the site. The smaller units would allow ten (10) units. In addition the site plan indicates a maximum of five (5) stand-alone food carts at various locations around the site.

The hours of operation are proposed from 6:00 AM to 8:00 PM, seven (7) days per week. The cover letter states the inside of the existing building will be used as seating for the customers of the food trucks. The building will also be rented for small events such as birthdays, retirement, affinity group functions, fund raisers and other similar activities which is considered by the zoning ordinance as a special events center.

The applicant has indicated all currently approved auto related activities will continue to operate from the site. The auto related activities will be physically separated from the food trucks and event space. The auto related activity includes the allowance of three (3) vehicles on the site for sale. The applicant is also requesting to maintain the previously-approved UU uses as allowable uses for the site.

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