

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled 2712 Kavanaugh Short-Form PCD, located at 2712 Kavanaugh Boulevard and 703 Beechwood Street. (Z-5309-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone the sites from C-3, General Commercial District, and O-3, General Office District, to PCD, Planned Commercial Development, to allow for the rehabilitation and addition to the former Helmich Auto Service Garage, located at 2712 Kavanaugh Boulevard, and the removal of the wood framed commercial, formerly residential, structure, located at 703 Beechwood Street, to allow for parking and landscape improvements.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>The overall goal is to utilize the two (2) properties to support a proposed restaurant and create a small park at the corner of Beechwood Street and Kavanaugh Boulevard to be shared by the neighborhood and restaurant.</p>	

**BACKGROUND  
CONTINUED**

The former gas station/auto service building, 1,167 square-feet, will remain and an addition of 1,357 square-feet will be constructed south to the property line/right-of-way at Kavanaugh Boulevard. This will result in 2,524 square-feet of conditioned space. In addition, there will be 1,065 square-feet of covered outdoor areas for a total footprint under roof of 3,589 square-feet. The existing asphalt between the building and the west corner will be removed and replaced with porous surfaces and landscaping. If found allowable through the design process, a gate and parking spot for a food truck, for special occasions, is being considered near the corner at Beechwood Street and Kavanaugh Boulevard.

The office zoned structure north of Helmich at 703 Beechwood Street will be removed to provide parking. Removing this contributing structure has been debated extensively; however, it was ultimately determined to be the most responsible course of action. The total site area is 0.351 acres. The new parking areas will be asphalt and the alley will be repaved from the parking areas to Kavanaugh Boulevard. A new storm drain is planned at the alley and Kavanaugh Boulevard to eliminate an ever present puddle.

The new addition design and materials will relate to the neighborhood and adjacent commercial buildings. The new addition will have a zero (0)-foot setback along Kavanaugh Boulevard and will be built to the sidewalk/property line. The height of the building is approximately seventeen (17) feet high at the sidewalk. The building form is unusual to respond to the irregularly shaped lot and the deeply setback former gas station. The façade at the street is marked by expressed masonry piers and storefront type windows with recessed entrances.

Parking per the Hillcrest Design Overlay District allows for a reduction in the typical parking requirement of the Little Rock Code of Ordinances. Parking is allowed at 50% of the typical parking requirement. Based on a 3,589 square-foot restaurant the typical ordinance requirement would be thirty-five (35) parking spaces. With the reduction allowed 17 parking spaces would be required per the Design Overlay District. The parking is indicated with ten (10) spaces located on Beechwood Street and two (2) spaces located along the alley near Kavanaugh Boulevard.

**BACKGROUND  
CONTINUED**

The applicant's cover letter indicates signage and site lighting will comply with the typical development standards of the Overlay District.

The Planning Commission reviewed the proposed PCD request at its May 17, 2018, meeting and there were no registered objectors present. The Hillcrest Residents Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.