

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Lorax, LLC, PCD located at 405 East 21st Street (Z-9810).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.56-acre property, located at 405 East 21st Street, be rezoned from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for a mixed commercial and residential development.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p>	
BACKGROUND	<p>The applicant proposes to rezone three (3) lots, 405 and 407 East 21st Street and 2109 South Rock Street from C-3, General Commercial District/R-4, Two-Family District, to PCD, Planned Commercial Development, to allow for a multiple building, mixed-use development. The proposed development will include the construction of two (2), three (3)-story buildings and two (2), two (2)-story buildings in the northern portion of the property and two (2), two (2)-story buildings on the center portion of the property. Paved parking will be located within the southern third of the property, with a twenty-four (24)-foot access drive along South Rock Street. The property is currently divided into three (3) undeveloped tracts located at the southeast corner of East 21st Street and South Rock Street.</p>	

**BACKGROUND
CONTINUED**

The general area around the proposed site contains both commercial and two-family (duplex) zoning and uses. Pettaway Park is located east of the site.

The proposed use mix for the development as submitted by the applicant as follows:

1. Parking Lot: All vehicular circulation will be within the twenty-two (22)-bay parking lot on the south end of the site, which will be screened by the townhouses, landscaping and micro-commercial building. On-street parking is allowed on the surrounding streets in this general area. Staff feels the parking is sufficient to serve the use.
2. Residential: Three (3), two (2)-story townhomes (a single-family, a duplex and a quad-plex) are proposed on the center and east portions of the site to provide housing for approximately seven (7) families.
3. Mixed-Use Buildings: Two (2), three (3)-story buildings will front South Rock Street and East 21st Streets. These buildings will be leased to small and local businesses for restaurants, retail and commercial office space. The ground floors of these mixed-use buildings will be retail. The second and third stories will contain office spaces. Hours of operation are intended to be from 7:00 AM – 8:00 PM, Sunday – Thursday; and 7:00 AM – 9:00 PM or 10:00 PM on Friday, Saturday and Holidays. Staffing will be established by the tenants based on usage. C-3 permitted uses will be allowed for the ground floor of these buildings.
4. Courtyard: The courtyard connects the residential mixed-use buildings for pedestrian circulation. No other use is intended for this use or any other green space area.
5. Commercial Buildings: A two (2)-story commercial building is planned at the center of the courtyard and a micro-commercial building will be located on the southwest corner of the site facing South Rock Street. These buildings will be leased to small and local businesses for retail and commercial office space. Hours of operation are intended to be from 7:00 AM – 8:00 PM, Sunday – Thursday; and 7:00 AM – 9:00 PM or 10:00 PM on Friday, Saturday and Holidays. Staffing will be established by the tenants based on usage. C-3 permitted uses will be allowed for these buildings.

**BACKGROUND
CONTINUED**

The site plan does not show any signage for the development. Any signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

All sight lighting must be low-level and directed away from adjacent residential properties.

The site plan shows a dumpster located in the eastern portion of parking lot. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

To staff's knowledge, there are no outstanding issues associated with the proposed development. The proposed multi-use development is a comprehensive and innovative planned small-scale urban infill in the Pettaway Neighborhood intended to provide diversified, yet harmonious, development that meets the goals and municipal plan of the City of Little Rock.

The Planning Commission reviewed this request at their August 10, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.