

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 1, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Hillcrest Little Bakery Revised Short-Form PCD, located at 201 &amp; 203 North Van Buren Street (Z-8684-A)</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</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>The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to add a bakery/restaurant as an allowable use.</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 6 ayes, 3 nays and 2 absent. A motion was made to approve the right-of-way waiver request for the right-of-way on A Street and the radial dedication of right-of-way at the intersection of A and Van Buren Streets. The motion carried by a vote of 7 ayes, 2 nays and 2 absent. A motion was made to approve the waiver of the Boundary Street Improvements to A Street. The motion carried by a vote of 7 ayes, 2 nays and 2 absent.</p> <p>The City Beautiful Commission approved a request for a waiver of the landscape requirements along A Street at their September 6, 2018, public hearing. The City Beautiful Commission voted 9 ayes, 0 nays, 1 absent and 1 open position to approve the request.</p>
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## **BACKGROUND**

Ordinance No. 20,475, adopted by the Little Rock Board of Directors on September 20, 2011, rezoned this site from R-3, Single-Family District, to PCD, Planned Commercial Development, to recognize an existing use and to add a mobile canteen as an allowable use for the site. The site contained a beauty shop which was operating at 201 North Van Buren Street. The building is a two (2)-story building. There was a residence located above the beauty salon. The site also contained a three (3)-bedroom dwelling located at 203 North Van Buren Street. The applicant requested the allowance of single-family and general and professional office uses as allowable uses for the 203 North Van Buren Street structure.

The additions to the site were the mobile canteen and a storage building. The mobile canteen was proposed to be located adjacent to the residence. The portable storage building was proposed in the back-yard shared by the beauty salon and the single-family residence. The applicant requested the placement of electrical services within the portable building to allow him to have access to power when performing maintenance on site as well as to provide power to the mobile canteen.

There were no exterior modifications proposed to the site. All parking was proposed to remain as existed.

The applicant now proposes to amend the previously-approved PCD, Planned Commercial Development, to add a bakery as an allowable use. The applicant is proposing to rehabilitate both buildings and restore them to their original lap-siding and historic look and open a bakery/restaurant utilizing both buildings and maintain the efficiency apartment upstairs in the smaller building. The bakery will operate from 6:00 AM – 9:00 PM, Monday through Thursday, from 6:00 AM – 10:00 PM on Friday, from 7:00 AM – 10:00 PM on Saturday and from 8:00 AM – 3:00 PM on Sunday. The bakery will offer limited seating inside as to not encourage prolonged parking but to be able to offer a limited number of clients the ability to eat on premises. For the most part the bakery will encourage a pick-up and go type of trade.

The existing graveled parking area will be paved and a driveway into the back yard is proposed for additional paved parking.

**BACKGROUND  
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The Planning Commission reviewed the proposed PCD request at its June 28, 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.

**BACKGROUND  
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The developer was to dedicate the right-of-way and construct half street improvements to Pride Valley Road. The following additional conditions were placed on the proposed development:

- The developer was to provide the right-of-way dedication for the future arterial located near Tele Road, this did not include construction or a payment in-lieu for the street construction.
- The developer would provide a minimum pavement width of twenty (20) feet on Layman Lane from Pride Valley Road to the boundary of the future right-of-way abandonment of Layman Lane to serve as secondary access for this development, this did not include the placement of curb and gutter or sidewalk.
- The developer was to work with staff to provide an adequate turn-around for the secondary access; the right-of-way for Layman Lane was to be abandoned with the Phase 2 portion of the proposed PD-R.
- Traffic calming devices were to be installed along Willow Point Drive as warranted.

The approval included a variance from the City's Land Alteration Ordinance. The approval allowed that with the first phase of construction, the entire site would be graded to make the earthwork balance and prevent the hauling of material over local streets. Grading activities on the site are currently underway.

The applicant is now proposing to revise the previously-approved PD-R to expand the land area and increase the number of proposed lots. The project contains 56.22 acres and is proposed with 175 residential lots. The northern portion of the property was recently used as a manufactured home park; however, all units have been removed. The rear of the property is undeveloped. The applicant is proposing to develop the property into a patio home single-family residential neighborhood. The development is proposed with fifty (50)-foot wide lots. The homes are proposed as brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.

The developer will dedicate the right of way and construct half of the Master Street Plan requirements to Pride Valley Road. Along this frontage, in a tract adjacent to the right of way the applicant is proposing to construct an eight (8)-foot tall brick wall with ten (10)-foot columns. The developer will provide

**BACKGROUND  
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the right-of-way dedication for the future arterial located near Tele Road. This does not include the construction of the future arterial or the payment in-lieu of the street construction. In addition, the developer will also provide a twenty (20)-foot paved access on Layman Lane from Pride Valley Road to the boundary of the right of way abandonment for Layman Lane to serve as secondary access for the development. This improvement does not include the placement of curb, gutter or sidewalk.

Along the eastern property line, years ago, Layman Lane was platted as a thirty (30)-foot wide right-of-way. The developer is requesting as a separate item on this agenda the southern 3,190 linear-feet of the right-of-way be abandoned. The area will be retained as an easement.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were no registered objectors present. The Kanis Creek Property Owners 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.