

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 21, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Artspace PCD, located at the southwest corner of East 7<sup>th</sup> Street and College Street (Z-9749).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 1.13-acre property, located at the southwest corner of East 7<sup>th</sup> Street and College Street, be rezoned from R-4, Two-Family District, and R-4A, Low Density Residential, to PCD, Planned Commercial Development, to allow a mixed use development.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 1.13-acre site from R-4, Two-Family District and R-4A, Low Density Residential, to PCD, Planned Commercial Development, to allow for the construction of a four (4)-story, mixed-use building which will contain seventy-two (72) living spaces for residents, commercial tenant spaces, multi-use studio space, art gallery, community room, outdoor public areas including a roof top terrace garden and a public porch for gathering. The site is located at the southwest corner of East 7<sup>th</sup> Street and College Streets.</p>	

**BACKGROUND  
CONTINUED**

The property is currently divided into eight (8) undeveloped tracts located between East 7<sup>th</sup> Street and East 8<sup>th</sup> Street (north/south) and College Street and McLean Street (east/west). North of the site contains R-4A zoning and uses, and south of the site contains R-4 zoning and uses. To the east across East 8<sup>th</sup> Street contain primarily I-2, Light Industrial District, and PD-I, Planned Development – Industrial, zoning and uses. PRD, Planned Residential Development, and additional R-4 zoning and uses are contained to the west. The proposed development is located within the Presidential Park Design Overlay District (DOD).

The applicant notes a total building square footage of 108,395 square feet and will contain four (4) stories with a building height of sixty (60) feet.

The site plan indicates setbacks for the north building to be from 5.69 feet to 6.5 feet along the north property line, 13.99 feet along the east property line and five (5) feet to fourteen (14) feet along the west property line. Setbacks for the south building, per the site plan indicates, a five (5)-foot setback along the east property line, 17.35 feet along the south property line and two (2)-foot setback along the west property line. Section 36-418(1) requires a fifteen (15)-foot building setback along the west and south property lines. Staff supports the setbacks for the proposed development and believes they meet the intent of the DOD.

Section 36-417 of the City's Zoning Ordinance states buildings in the Presidential Park DOD shall not exceed a building height of forty-five (45) feet. In addition, 40% of the proposed buildings gross floor area is designated for residential apartments, which allows an additional thirty (30) feet in in building height. The proposed building height conforms with ordinance requirements.

The applicant provides the following uses for each level:

1. Level I will contain a 8,176 square-foot courtyard and spaces for professional offices, studios, exercise room, gallery, music, classrooms, assembly rooms, and residential apartments.
2. Level II will contain a 1,557 square-foot terrace, community room, and residential apartments.
3. Level III will contain only residential apartments.
4. Level IV will contain only residential apartments.

**BACKGROUND  
CONTINUED**

Access to the main building, north along East 7<sup>th</sup> Street, is provided via a concrete drive apron leading to a parking garage located beneath the building. Parking access for the building to the south, along East 8<sup>th</sup> Street, is accessed via stairs leading to the parking deck beneath the building.

Section 36-419 of the City's Zoning Ordinance does not require onsite parking for uses within the Presidential Park DOD; however, the applicant is providing seventy-two (72) parking spaces with a 27,200 square-foot ground-level parking garage, four (4) accessible parking spaces are also provided and thirty-two (32) parallel off-site (street parking) is also provided for a total of 104 parking spaces.

The site plan notes an existing platted alley running east/west between 8<sup>th</sup> Street and McLean Street.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the Landscape Ordinance must be approved by the Little Rock City Beautiful Commission.

The applicant is proposing one (1) dumpster location inside the proposed building. The dumpster area will be accessed from College Street, through a garage door.

The applicant notes exterior signage to be located on the exterior of the building's façades only. All signage must comply with Section 36-420 of the City's Zoning Ordinance.

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

The Planning Commission reviewed this request at their January 12, 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.