

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Mosaic Church of Little Rock Revised Long-Form PCD, located at 6221 Colonel Glenn Road. (Z-8751-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to allow the church to host a carnival in the parking lot along Colonel Glenn Road two (2) times per year.</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 11 ayes, 0 nays and 0 absent.</p> <p>On May 1, 2012, the Little Rock Board of Directors approved Ordinance No. 20,583, rezoned this property from C-3, General Commercial District, to PCD, Planned Commercial Development. The approval was to detail the future development plans for the site. The Mosaic Church purchased the 100,000 square-foot building and approximately ten (10) acres and was remodeling the site for the church and church activities. The short term plan for the PCD, Planned Commercial Development District zoning, included the placement of a food truck court, University Market @ 4 Corners, the request included the allowance of outdoor seating (tables and chairs), extend water and electricity and allow the participating trucks to remain on site overnight.</p>
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**BACKGROUND
CONTINUED**

The food truck court was proposed within a defined area of the parking lot. The applicant indicated there would be one (1) to twelve (12) food truck vendors in the court at any given time. The food trucks were to operate from 6:00 AM to 10:00 PM daily. The plan included providing each truck access to 110v or 220v power, water access shared by two (2) trucks and each truck a maximum of two (2) picnic tables which would remain on the site when the vehicles were not on site. The applicant requested semi-permanent signage for the Food Truck Court and vendors and allowance of temporary signage for each truck to post a temporary sign and/or menu within the Food Truck Court area.

The long-term plans for the site included space for the church, a non-profit office park, an indoor children's playground, that was intended for public use, further development of the food truck court and 10,000 to 15,000 square-feet of retail space. The site plan also included the placement of a defined walking path within the parking lot.

The applicant is now requesting to amend the previously-approved PCD to allow the church to host a carnival in the parking lot along Colonel Glenn Road. The applicant indicates the carnival will last for ten (10) days. The applicant notes the setup time is two (2) to three (3) days, and the carnival is proposed twice annually, once in the spring and once in the fall. The applicant notes the rides consist of various adult and kiddie type carnival rides. The actual rides vary depending on the availability and company operating the carnival. The applicant notes there are three (3) to five (5) food vendors. The setup also includes various adult and children's carnival typical games. The hours are from noon to 10:00 PM during the carnival setup. The applicant notes approximately 200 parking spaces are used. The applicant's parking lot will accommodate 500 vehicles.

The carnival will park most of the trailers and vehicles behind the church building as to minimize the impact on the parking. The applicant has hosted Fun Time Shows carnival twice in 2017. The Church felt the property was zoned appropriately for the carnival activity. Staff granted an exception to allow the carnival activities; however, requested the applicant seek a revision to the current PCD zoning to secure the appropriate approval.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its January 11, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association 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.