

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled AEDD Short-Form PCD, located at 105 East Roosevelt Road. (Z-9287)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant proposes to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development to allow for the use of the existing multi-purpose building as an events center.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<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>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the use of the existing multi-purpose building as an events center. The lease space contains approximately 3,000 square-feet, and has accommodations for 200 individuals. The facility includes a kitchen; however, catering is the renter's responsibility. Alcohol is allowed in association with an event. No alcohol, tickets for alcohol, wristbands or any other products sold in exchange for alcohol is allowed for sale before or during the event.</p>	

**BACKGROUND  
CONTINUED**

The facility is available for rent seven (7) days per week, and the hours available are from 8:00 AM to 10:00 PM, Monday through Thursday and from 8:00 AM to midnight on Friday, Saturday and Sunday. There is a two (2)-hour minimum rental required.

There are twenty-four (24) on-site parking spaces. Arkansas Enterprises for the Developmentally Disabled (AEDD) has a written agreement with St. John's Baptist Church to use twenty (20) parking spaces, owned by the church, located north of Roosevelt Road.

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 CONO – Community Outreach Neighborhood Association and the Meadowbrook 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.