OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JULY 9, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled K-Lofts Revised Short-Form PCD; located at 315 Main Street. (Z-8871-B).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant has filed a revision to the PCD, Planned Commercial Development, to be allowed to erect a canopy over the existing area of outdoor seating. No expansion of the seating area is proposed and no change to any other aspect of the approved PCD is proposed. A Franchise Application was filed for the canopy, initiating the requirement for revising the PCD.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.	
BACKGROUND	On April 29, 2013, the Board of Adjustment approved a request to allow the restaurant located at 315 Main Street to have an area of outdoor dining in the public right-of-way in front of the building.	

BACKGROUND CONTINUED

On August 27, 2014, the Board of Directors passed Ordinance No. 20,772 rezoning the property from UU, Urban Use District to PCD, Planned Commercial District to allow for the remodeling of the five (5) -story building to contain thirty-two (32) apartment units and to allow the restaurant to operate as a 2:00 AM private club, retaining the area of outdoor seating.

The applicant is requesting approval of a revision to this PCD to allow for placement of a canopy over the existing, previously approved area of outdoor seating. The canopy and its support columns will be located within the area of the approved seating. The applicant responded to the issues raised at subdivision committee. No signage is proposed on the canopy. The applicant will have to coordinate with Public Works and City Attorney Staff regarding the preparation of a Franchise Agreement to be presented to the Board of Directors.

To staffs knowledge, there are no outstanding issues. The outdoor seating and the associated canopy are located in front of the building at 315 Main Street and also extend in front of the parking lot located on the property adjacent to the south. That adjacent property is owned by the Arkansas Teachers Retirement System and leased to the Rose Law Firm. Neither of those two parties object to the proposal to erect the canopy as proposed.

The Planning Commission reviewed this item at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the Consent Agenda, to recommend approval. Please see the attached Commission minutes for the full analysis and Commission action.