

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 21, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 4624 West 12th Street Revised Short-Form PCD, (Z-7723-D) located at 4624 West 12th Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	The request is to revise the site plan for Lot 2R to allow for the construction of a parking lot to serve a proposed restaurant with take-out service only on Lot 1R.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its September 18, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Forest Hills and the Hope Neighborhood Associations were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 19,181, adopted by the Little Rock Board of Directors on September 21, 2004, established Treadway Short-Form PCD. The request included a replat of Lots 1 and 2, Block 30 of the Cunningham's Addition to the City of Little Rock. Each of the lots contained individual buildings, which were constructed over lot lines.	

**BACKGROUND
CONTINUED**

The indicated lots were zoned C-3, General Commercial District, which typically required a 100-foot lot width, 14,000 square-foot lot area and setbacks of twenty-five (25) feet front-yard, twenty-five (25) feet rear-yard and fifteen (15) feet side-yard. The proposed plat indicated lot widths of eighty-five (85) feet and fifty-five (55) feet, a lot area of 8,500 square-feet and 5,500 square-feet and reduced front, side and rear-yard setbacks.

A three (3)-year deferral of the required street improvements associated with the redevelopment of Lot 2R (the church) was approved. The improvements to Lot 1R were tied to the redevelopment of Lot 1R (the former gas station). An in-lieu contribution based on 15% of the total building addition cost to be paid at the end of the three (3)-year deferral was approved. This contribution was not received by the City.

The approved plan indicated the placement of twenty-one (21) on-site parking spaces shared between the two (2) lots. The proposed uses of the site would include the development of a church on Lot 2R and commercial uses as allowed under the C-3, General Commercial District, zoning classification for Lot 1R.

The approved site plan did not include the placement of landscaping on the site. Due to the limits of size and setbacks of the site, landscaping would be an extreme hardship and reduce the number of parking spaces on the site.

A request to revise the previously-approved Planned Commercial Development to expand the allowable uses for the site was to be considered by the Commission at their October 26, 2006, public hearing. The applicant proposed to amend the previously-approved Planned Commercial Development for Lot 1R to add sales and service and customizing of automotive vehicles as specified by individual clients as an allowable use. Customization was to include installation of stereos and other unique décor; modification of auto parts, both interior and exterior, which would require disassembly and reassembly; installation of decorative parts; and painting murals on vehicles. The applicant later requested the item be withdrawn from consideration. The Commission approved this withdrawal request at their October 26, 2006, public hearing.

**BACKGROUND
CONTINUED**

Ordinance No. 19,687, adopted by the Little Rock Board of Directors on February 6, 2007, allowed a revision to the previously-approved PCD. The church located on the northern lot proposed to amend the site plan to allow the existing structure to be removed and the construction of a new church. The development did not occur. The building has been removed from the site.

The current request is to revise the site plan for Lot 2R to allow for the construction of a parking lot to serve a proposed restaurant with take-out service only on Lot 1R. The existing building contains 1,400 gross square-feet of floor area. The parking lot is proposed containing seventeen (17) parking spaces. The hours of operation for the restaurant are from 6:00 AM to 10:00 PM, seven (7) days per week. The dumpster service hours are from 7:00 AM to 6:00 PM. The site contains an existing billboard which is proposed to remain.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.