

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 3, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled 8409 Geyer Springs Road Short-Form PCD, located at 8409 Geyer Springs Road. (Z-4093-A)</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>	The applicant, Margarita Gutierrez, is appealing the Planning Commission’s recommendation of denial for a Planned Commercial Development located at 8409 Geyer Springs Road.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend denial of the PCD zoning by a vote of 5 ayes, 6 nays and 0 absent.
<b>BACKGROUND</b>	The request is a rezoning of the site from O-3, General Office District, to PCD, Planned Commercial Development, to allow for the placement of a food truck in front of the business at this location and to use the existing structure for commercial/retail uses. The food truck is proposed in the front-yard of the existing structure and placed on a paved parking pad. The applicant previously requested the food truck be allowed to remain on the site during non-operational hours but has since amended the request and the food truck will leave the site during non-operational hours.

**BACKGROUND  
CONTINUED**

The existing building, which contains 1,150 square-feet of floor area, will be used for commercial uses and services to include money grams, phone cards, cosmetics, shoes and apparel, snacks such as chips and ice cream and bulk can foods. The request includes the allowance of C-1, Neighborhood Commercial District, uses.

The site plan indicates the placement a paved parking area behind the building containing five (5) parking spaces. A dumpster will no longer serve the site and trash will be removed by the applicant on a daily basis. Parking for the existing building, 1,150 square-feet of floor area, would typically require the placement of three (3) parking spaces. There are no established parking standards for the food truck.

The applicant indicates the days and hours of operation for the site are from 10:00 AM to 7:00 PM, seven (7) days per week with the exception of Friday evening when the applicant will stay open until 9:00 PM.

The plan includes the placement of a six (6)-foot screening fence around the proposed parking area. The plan also includes the placement of a four (4)-foot fence within the front-yard area at the back of the sidewalk to direct foot traffic to the food truck and not allow access via the front lawn area.

The site plan has been revised to indicate the placement of a nine (9)-foot landscape strip along the eastern perimeter between the paved parking and the adjacent property and along the northern perimeter adjacent to the proposed parking. The indicated landscape in these areas comply with both the landscape ordinance and the buffer ordinance requirements.

The driveway located along Carlyle Drive is to be relocated to the east to near the eastern property line. The existing driveway is to be removed. To allow a paved surface to access the parking pad for the food truck will result in a street buffer along Carlyle Drive of near three (3) feet. Within this area the applicant is requesting a franchise agreement with the City to allow for plant materials to be placed within the street right-of-way. The applicant has indicated additional plantings will be provided within this area to help off-set the lack of landscape space.

**BACKGROUND  
CONTINUED**

Based on the applicant's revision to the site plan and the agreement to pave surfaces proposed for parking of vehicles and the food truck the applicant addressed staff's previous concerns related to this aspect of the request. The applicant's revision to the site plan to allow the proper landscape strip along the northern and western perimeters and providing the screening and landscaping has addressed staff's previously raised concerns. The applicant has also reduced the hours of operation which was a remaining concern prior to the Planning Commission hearing. Based on the applicant's revision to their application request staff is supportive of the applicant's request to rezone the site to allow the use of the property as proposed.

The Planning Commission reviewed the proposed PCD request at its January 11, 2018, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Cloverdale Neighborhood Association, the Windamere Neighborhood Association and Southwest Little Rock United for Progress 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.