

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled The Oyster Bar Employee Parking – PD-C, located at 109 South Booker Street (Z-10117).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard Acting City Manager</p>
SYNOPSIS	The applicant requests to rezone the 0.15-acre property from R-3 to PD-C to develop a parking lot for the employees of The Oyster Bar restaurant.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 1 nay, 2 absent, and 1 open position.	
BACKGROUND	<p>The applicant is proposing to rezone the property from R-3 to PD-C to allow for the development of an asphalt paved, surface parking lot for employees of the Oyster Bar, LLC restaurant. The parking lot will contain a single bar electronic gate at the entrance along South Booker Street and will be used exclusively for the employees of the Oyster Bar.</p> <p>The property is located south of West Markham Street, east of South Booker Street. Properties north of the site, along the corridor, contain commercial uses and zoning. The remaining properties to the east, west, and south of the site contain a mixture of residential zoning and uses.</p>	

**BACKGROUND
CONTINUED**

The Oyster Bar is a neighborhood restaurant located at 3003 West Markham Street, directly across Booker Street from 109 South Booker Street. The applicant notes that the owners of The Oyster Bar and 109 South Booker Street property have entered into a purchase agreement for the sale of subject property that is proposed for the employee parking lot.

The parking lot dimensions are 140' x 46', or 6,440 square feet in area.

The existing single-family residence will be demolished and replaced with an approved, compliant parking area for employees.

A concrete driveway extending from South Booker Street provides access to the parking lot that will contain eleven (11) parking spaces. Traffic flow will be one-way, moving from west to east, from South Booker Street. Traffic will exit the parking lot into a *paved drive lane* behind the building, then north to West Markham Street. The drive lane runs in a north-south direction and is between West Markham Street (north) and West 3rd Street (south) and has been historically utilized by adjacent property owners in the area.

The proposed parking lot contains an existing metal guard rail and stone wall along the north property line. The applicant proposes to build a six (6) foot tall, wood privacy, fence and typical landscaping along the south property line.

The parking lot will be identified with a sign located near the entry to the parking area. The proposed sign must comply with Little Rock, Ark., Rev. Code § 36-555 (1988) of the City's Zoning Ordinance (signs permitted in commercial zones).

The Planning Commission reviewed this request at their March 13, 2025, meeting and there was one (1) objector present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.