

FILE NO.: Z-10117

NAME: The Oyster Bar Employees Parking – PD-C

LOCATION: 109 S. Booker Street

DEVELOPER:

Oyster Bar, LLC (Agent)
3003 W. Markham Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Russell & Debbie Byrne (Owner)
PO Box 21040
Little Rock, AR 72221

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle
Little Rock, AR 72223

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 S. Booker Street and will be used exclusively for the employees of the Oyster Bar.

B. EXISTING CONDITIONS:

The property is located south of W. Markham Street, east of S. Booker Street. Properties north of the site, along the W. Markham Street 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.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. The retaining wall along the front side of parking is severely damaged and shall be proposed to be replaced before staff would allow parking to be adjacent to it.
2. The proposed parking lot must contain one (1) handicap van accessible stall/aisle.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Booker Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Per the Off-Street parking design standards for 60 degree parking, at minimum of 36 ft in width is required.
3. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
4. The proposed parking lot is one (1) property south of public street project Job 061839, Pearl Ave to S. Martin St. Improvements (Markham St. Lane Reduction) proposed to go to construction in the future. The subject property does not appear beyond the limits of the public project. The proposed plan should be reviewed by the applicant.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

Landscape: No comments.

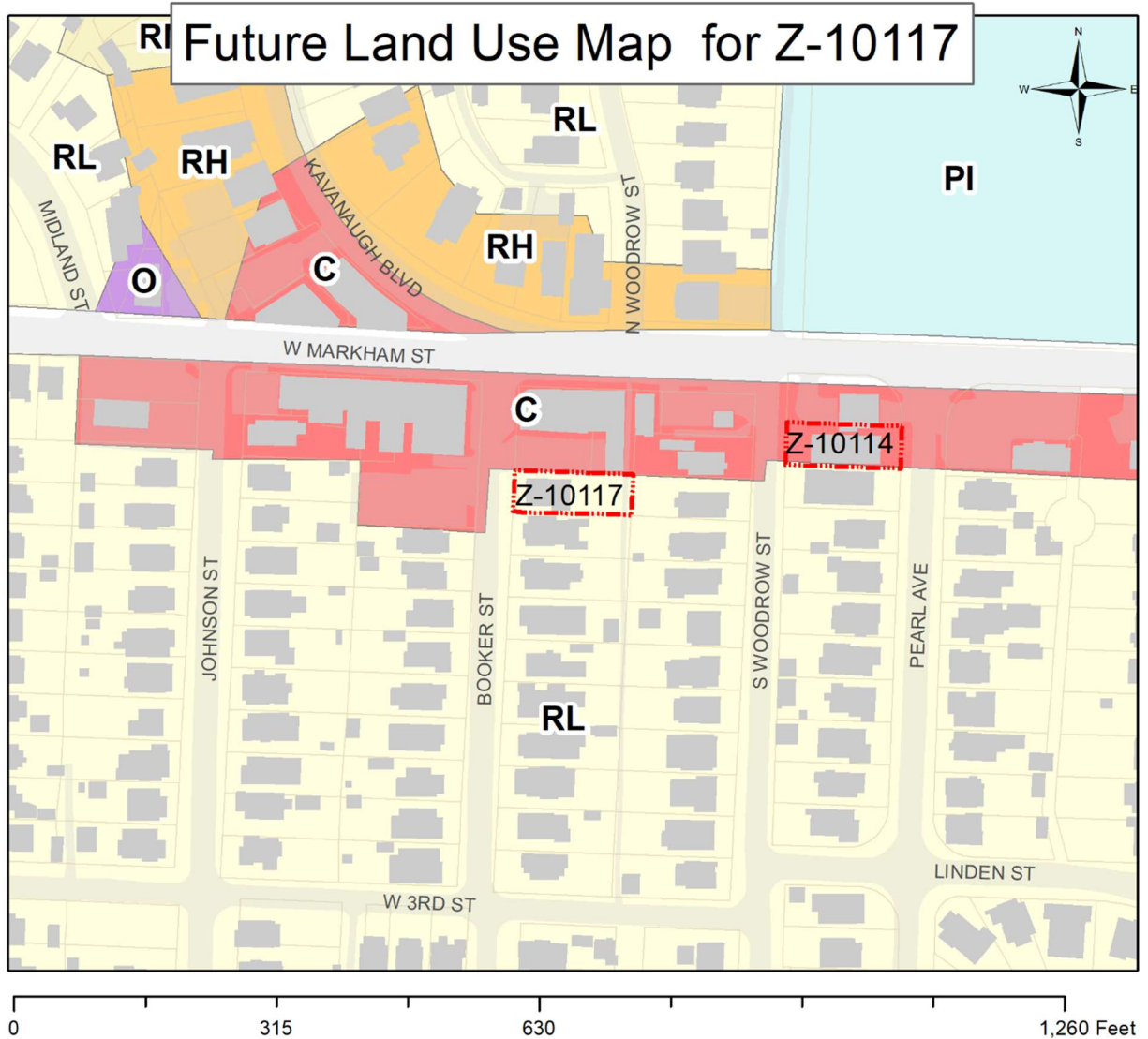
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the West Little Rock Planning District. The Land Use Plan shows Residential Low Density (RL) use for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized

by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.. The application is for PD-C approval.



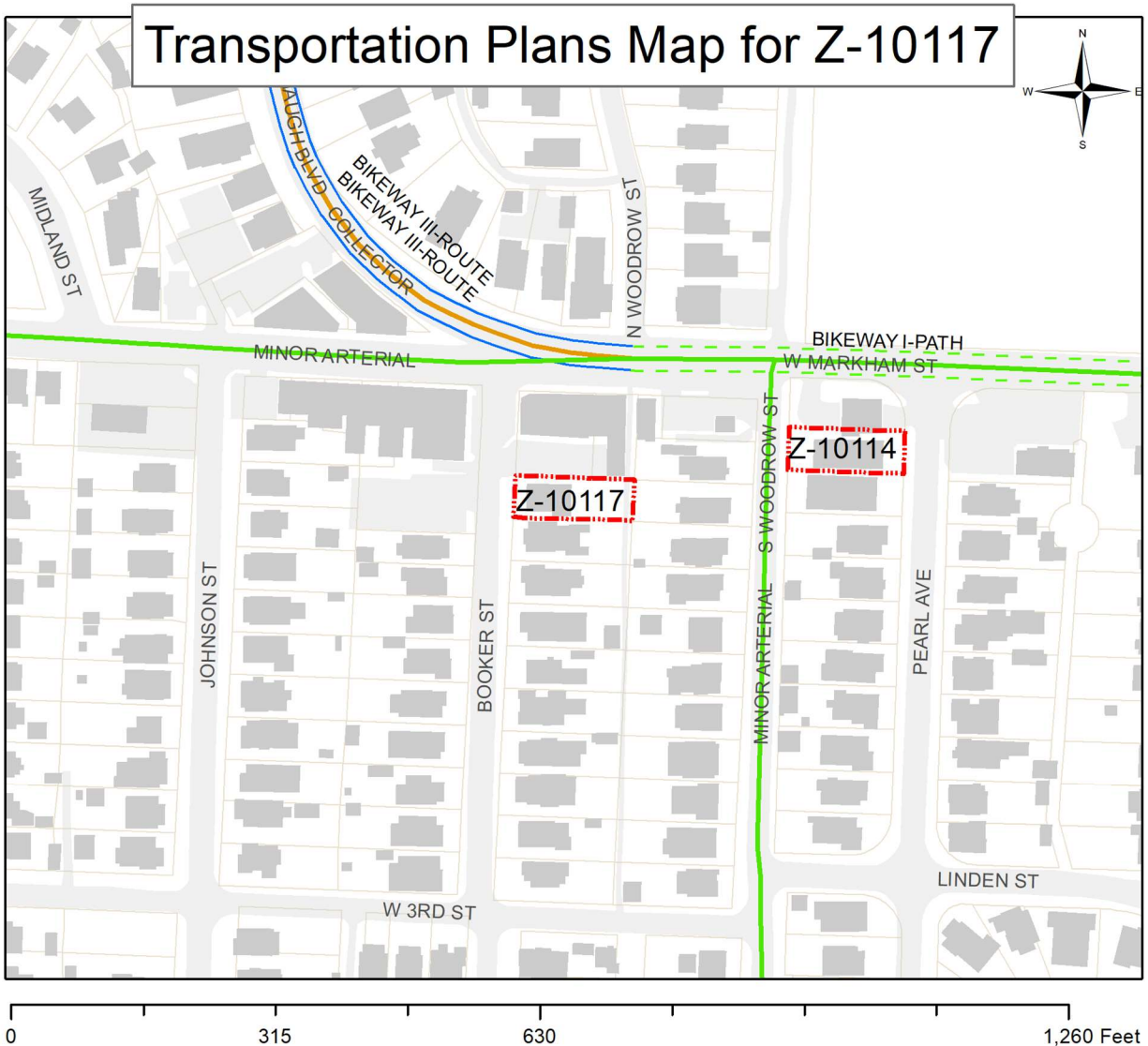
North of the subject site are businesses in a Commercial (C) use area along the south side of West Markham Street. South of the Commercial (C) corridor is a large area of Residential Low Density (RL) with single family residences, several duplexes and occasional triplexes.

This site is not located in an Overlay District.

Master Street Plan:

Booker Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being

a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.



Bicycle Plan:

Booker Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is the site of the W. P. Wilson House (PU9449) and located within the Stiff Station Historic District. The Wilson House was constructed c. 1922 and underwent later modifications. For this reason, the site is considered Ineligible

for listing in the National Register of Historic Places and Ineligible within the Capitol View Historic District context. Many times, properties that are historic in age but considered ineligible within a historic district context due to major alterations. These structures can often be restored by removing previous alterations and restoring lost architectural details.

The Historic Preservation Plan advocates for the increased identification and recognition of Little Rock's historic resources and increased effectiveness and coordination with the review of development plans. Staff also advocate for the consideration of the restoration of the site to contribute to the District's historic character. Staff also advocate that future proposed development or renovation of the site consider its potential adverse impacts to adjacent historic sites and the Stiff Station Historic District.

H. ANALYSIS

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 S. Booker Street and will be used exclusively for the employees of the Oyster Bar.

The property is located south of W. Markham Street, east of S. 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.

The Oyster Bar is a neighborhood restaurant located at 3003 W. Markham Street, directly across Booker Street from 109 S. Booker Street. The applicant notes that the owners of The Oyster Bar and 109 S. 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 S. 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 S. Booker Street. Traffic will exit the parking lot into a *paved drive lane* behind the building, then north to W. Markham Street. The drive lane runs in a north-south direction and is between W. Markam Street (north) and W. 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 Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Staff lighting comment supports the rezoning of the property from R-3 to PD-C to allow for the development of a private parking area for employees. There are several restaurants in the vicinity and staff feels the proposed use will provide relief from off-street parking and facilitate a more uniform traffic pattern along S. Booker Steet and in the general area. Staff feels the parking lot will have no adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C rezoning, subject to compliance with the comments and conditions outlined in paragraphs, D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The item was deferred to the March 13, 2025 agenda as the applicant failed to complete notifications to surrounding property owners.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was present. There was one (1) person present in opposition. Mark Stodola voiced concerns about lighting and drainage issues. After some discussion there was a motion to approve the application. There was a second. The vote was 7 ayes, 1 nays, 2 absent and 1 open position. The motion passed.