

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

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 4, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Pettaway Business District Short-Form PCD, located at 412 East 21 <sup>st</sup> Street (Z-9501).	√ <b>Ordinance</b> Resolution	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager

**SYNOPSIS**

The applicant is requesting that the property at 412 East 21<sup>st</sup> Street be rezoned from C-3, General Commercial District, and R-4, Two-Family District, to PCD, Planned Commercial District, to allow a multiple building, mixed use development.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 11 ayes and 0 nays.

**BACKGROUND**

The proposed development will include the construction of six (6), two (2)-story buildings within the east two-thirds of the property. Paved parking will be located within the west third of the property, with an access drive from East 21<sup>st</sup> Street. The proposed use mix for the development as submitted by the applicant is as follows:

Building Occupancy - (All square footages indicated as net)

Southeast Building - 2 Story Mixed Use:

Ground Floor: Two (2), 265 square-foot retail units facing 21<sup>st</sup> Street. Three (3), 550 square-foot (approximately) retail units facing the courtyard. Retail units will utilize shared toilet facilities for staff.

**BACKGROUND  
CONTINUED**

Second Floor: Four (4), 550 square-feet (approximately) business/office units accessed from courtyard stairs. Each pair of units will share toilet facilities.

South Building - 2 Story Mixed Use:

Ground Floor: One (1), 380 square-foot (approximately) retail unit.

Second Floor: One (1), 380 square-foot (approximately) business/office unit.

Both units will share a ground floor toilet facility.

Southwest Building - 2 Story Mixed Use:

Ground Floor: One (1), 938 square-foot coffee shop unit.

Second Floor: One (1), 906 square-foot business/office loft.

Both units have ensuite toilet facility.

West Building - 2 Story Mixed Use:

Ground Floor: One (1), 511 square-foot business unit.

Second Floor: One (1), 576 square-foot residential unit.

Both units have ensuite toilet facility.

Northwest Building - 2 Story Residential Triplex:

Three (3), 750 square-feet (approximately) units with a ground floor ½ bath, and second floor bedrooms and full bath.

Northeast Building - 2 Story Residential Quadplex:

Four (4), 750 square-feet (approximately) units with a ground floor ½ bath, and second floor bedrooms and full bath.

The buildings along the East 21<sup>st</sup> Street frontage will be constructed first, with the remaining buildings to follow in future phases. There will be an interior area within the site which will be utilized as a farmer's market type use.

To staff's knowledge, there are no outstanding issues associated with the proposed development. The proposed multi-use development should prove to be a quality in-fill type development to serve this overall neighborhood area.

The Planning Commission reviewed this request at their June 25, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Pettway, Macarthur Park, Downtown, and SOMA 501 Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.