

FILE NO.: Z-8193-B

NAME: Rawls Revised Short-form PD-C

LOCATION: Located at 801 South Chester Street

DEVELOPER:

C.E. Buddy Rawls
1 Yacht Club Road Box B5
Little Rock, AR 72223

ENGINEER:

McClelland Consulting Engineers, Inc.
900 West Markham Street
Little Rock, AR 72201

AREA: 0.50 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: Auto sales, auto detailing inside, UU, Urban Use
District uses

PROPOSED ZONING: Revise PCD

PROPOSED USE: Add food truck court and special events center as
allowable uses

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On April 12, 2007, the Little Rock Planning Commission denied a request to rezone the site from UU, Urban Use District to PCD. The request was to allow additional signage, outdoor display of products and inventory and the outdoor sales of automobiles. The hours of operation were 7:30 am to 6:00 pm but were likely to be expanded in the future.

The applicant sought approval of a free standing sign, not to exceed 150 square feet in area and 35-feet in height, on an existing sign pole located near the northwest corner of the property, within the right of way. The sign could include the tenant's name, fuel

prices and associated services. An alternative sign location was indicated on the site plan in the event the first location was concluded inappropriate or unworkable. The request included the temporary placement of a movable, ground-based fuel pricing sign until such signage could be included on the free-standing pole sign.

Outdoor display was proposed for the site. The applicant requested the placement of energy and transportation-related products and product displays outside the confines of the building. In addition, the applicant requested the utilization of the site for vehicle sales with total number of vehicles available for sale not to exceed 20 vehicles.

Ordinance No. 19,804 adopted by the Little Rock Board of Directors on August 6, 2007, rezoned the site from UU, Urban Use District to PCD, Planned Commercial Development. The approval allowed the addition of auto sales as an allowable use limiting the number of vehicles to three (3). The approval also allowed the placement of a ground mounted sign limited to six (6) feet in height and sixty-four (64) square feet in area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the use of the site as a food truck court. The applicant has indicated based on the size of the food truck or if the vehicle is a truck attached to the food trailer will determine the number of units on the site. If truck and trailer then a maximum of six (6) units could sit up on the site. The smaller units would allow ten (10) units. In addition the site plan indicates a maximum of five (5) stand-alone food carts at various locations around the site.

The hours of operation are proposed from 6 am to 8 pm seven (7) days per week. The cover letter states inside the existing building will be used as seating for the customers of the food trucks. The building will also be rented for small events such as birthdays, retirement, affinity group functions, fund raisers and other similar activities.

The applicant has indicated all currently approved auto related activities will continue to operate from the site. The auto related activities will be physically separated from the food trucks and event space. The auto related activity includes the allowance of three (3) vehicles on the site for sale. The applicant is also requesting to maintain the previously approved UU, Urban Use District uses as allowable uses for the site.

B. EXISTING CONDITIONS:

The site is a fuel station located on the corner of Chester and 8th Streets. The area is a commercial/industrial area with a number of uses including office warehouse, restaurant uses, a television station and the City of Little Rock Central Fire Station. The Chester Street freeway exit ramp intersects Chester Street at 8th Street across from the site. 8th Street adjacent to the site has been

revised to allow two-way traffic. Chester Street is a four lane road, with curb, gutter and sidewalks in place. Signage in the area is limited to building signage.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Downtown Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 9, 2015)

The applicant was not present. Staff presented the item stating there were no significant changes proposed for the site. Staff stated the applicant was requesting approval of use the site as a food truck court and allow the inside of the former gas station to be used as an eating area for the food truck patrons and to also be rented as an events center. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

The applicant has provided staff with additional information clarifying the proposed uses for the site. The site will continue to be used for auto related activities including the allowance of three (3) vehicles for sale on the site. The applicant has also indicated food trucks up to a maximum of ten (10) vehicles and five (5) stand alone carts will be allowed on the site.

The request is to amend the previously approved PCD, Planned Commercial Development, to allow the additional activities on the site. The site plan indicates the number of trucks to sit up on the site is dependent on the size of the food truck or if the vehicle is a truck attached to a food trailer. If truck and trailer then a maximum of six (6) units could set up on the site. The smaller units would allow ten (10) units. In addition the site plan indicates a maximum of five (5) stand-alone food carts at various locations around the site.

The hours of operation are proposed from 6 am to 8 pm seven (7) days per week. The cover letter states inside the existing building will be used as seating for the customers of the food trucks. The building will also be rented for small events such as birthdays, retirement, affinity group functions, fund raisers and other similar activities.

The request includes the continuance of the currently approved auto related activities. The auto related activities will be physically separated from the food trucks and event space. All auto related activities are to be performed within the building with the exception of outdoor display of vehicles for sale. The applicant is also requesting to maintain the previously approved UU, Urban Use District uses as allowable uses for the site.

The site plan as presented appears to allow for adequate circulation and parking. The site plan indicates the placement of 18 parking spaces along the eastern and southern perimeters of the site. The site plan includes the placement of a dumpster along the southern perimeter of the site adjacent to the alley. The applicant has indicated building signage will be used along the facades with street frontage. The size of the sign will comply with signage allowed in the commercial zones or not exceed ten (10) percent of the façade area. The applicant is requesting to retain the previously approved ground sign.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow the use of this site as a food truck court including the use of the inside of the existing building for seating for the food truck customers. In addition the area will be available as an events center for small groups. The site is located in a commercial area with I-630 located along the southern boundary. Staff does not feel the use of the site as proposed will significantly impact this development or the area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the use of the site as a food truck court, special events center and to continue to use the site with auto related activities and UU, Urban Use District uses as previously approved.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There were no registered objectors present. Staff presented a recommendation of approval of the request to allow the use of the site as a food truck court, special events center and to continue to use the site with auto related activities and UU, Urban Use District uses as previously approved. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Scott D. Hamilton).