

FILE NO.: Z-8871-B

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NAME: K-Lofts Revised Short-form PCD

LOCATION: 315 Main Street

DEVELOPER:

K-Lofts, LLC  
Brad McCray, Agent  
17200 Chenal Pkwy., Suite 300-342  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

K-Lofts/Owner  
Brad McCray/Authorized Agent

SURVEYOR/ENGINEER:

White Daters  
24 Rahling Circle  
Little Rock, AR 72223

AREA: .16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5

CENSUS TRACT: 44

CURRENT ZONING:

PCD

ALLOWED USES:

Multifamily and private club with outdoor seating

PROPOSED ZONING:

Revised PCD

PROPOSED USE:

Same uses, with addition of canopy over the outdoor seating area

VARIANCE/WAIVERS:

Placement of the proposed canopy in the right-of-way

BACKGROUND:

On April 29, 2013, the Board of adjustment approved a request to allow the restaurant at 315 Main Street to have an area of outdoor dining in the public right-of-way in front of the building. On August 27, 2014, the Board of Directors passed Ordinance No. 20,772 rezoning the property from UU urban use district to PCD to allow remodeling of the five-story building to contain 32 apartment units and to allow the restaurant to operate as a 2:00 am private club, retaining the area of outdoor seating.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant has filed a revision to the PCD to be allowed to erect a canopy over the existing area of outdoor seating. No expansion of the seating area is proposed. No change to any other aspect of the approved PCD is proposed. A franchise application was filed for the canopy, initiating the requirement for revising the PCD.

B. EXISTING CONDITIONS:

The site contains a five story building with commercial uses, including the restaurant/private club, on the first floor and apartments above. The property is located on a portion of Main Street that is redeveloping with new office, multifamily, restaurant and cultural uses.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Downtown Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Contact Shawn Overton, City Attorney, at 501-371-4717 for assistance in preparation of a franchise agreement resolution to be presented to the Little Rock Board of Directors for approval for the covered outdoor dining area within the public right-of-way and assessment of a yearly franchise fee for the permitted area.
2. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvement located in the right-of-way.
3. Provide the distance from the outside of the proposed support columns of the canopy to the landscape edge.

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

Little Rock Water Reclamation Authority:

Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Our facilities are all underground in this area. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: This request is located in Downtown Planning District. The Land Use Plan shows Mixed Use Urban (MXU) for this property. The Mixed Use Urban category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate. The applicant has applied for a revised PCD

(Planned Commercial Development) to install an awning over the existing patio seating area.

Master Street Plan: West of the property is Main Street and it is shown as a Minor Arterial Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Main Street since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown on Main Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before May 22, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (May 15, 2019)

The applicant was present. Staff presented the item and noted little additional information was needed. Staff stated signage would not be permitted on the end of the canopy. The applicant was advised to submit a plan for any signage he proposed, noting it would be taken under consideration by staff and the commission.

Public Works comments were discussed. In response to a question from staff, the applicant stated the support columns for the canopy would be located inside the fenced area of the previously approved outdoor seating area, not outside the fence as was shown of the plans he submitted. The applicant was advised to contact the City Attorney's office for assistance in preparation of a franchise agreement resolution to be presented to the Board of Directors for approval for the covered outdoor seating area within the public right of way; including assessment of a yearly franchise fee.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by May 22, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of a revision to this PCD to allow for placement of a canopy over the existing, previously approved area of outdoor seating. The canopy and its support columns will be located within the area of the

approved seating. The applicant responded to the issues raised at subdivision committee. No signage is proposed on the canopy. The applicant will have to coordinate with Public Works and City Attorney staff on preparation of a franchise agreement to be presented to the Board of Directors.

To staff's knowledge there are no outstanding issues. The outdoor seating and the associated canopy are located in front of the building at 315 Main Street and also extend in front of the parking lot located on the property adjacent to the south. That adjacent property is owned by the Arkansas Teachers Retirement System and leased to the Rose Law Firm. Neither those two parties object to the proposal to erect the canopy as proposed.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PCD subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.
2. Approval of a franchise by the Board of Directors.

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PLANNING COMMISSION ACTION:

(JUNE 6, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.