

**BACKGROUND
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Thirteen (13) paved parking spaces are located on the east side of the building, with thirty-nine (39) paved parking spaces on the west side of the building, for a total of fifty-two (52) spaces. Access drives from South State Street and South Gaines Street serve the existing parking areas.

Specifics regarding the applicant's proposal are as follows:

1. **Typical Events and Hours of Operation.** The venue is only open for specific shows and events, including weddings, fundraisers, corporate events, and concerts. Therefore, this event space could be open any day of the week based on when an event is scheduled. Similar to theater, arena, or stadium, the events will vary in start time and end time, but typically all events will end on or before 11:00 PM.
2. **Seating Capacity.** The venue will be able to seat a minimum of 500 patrons.
3. **On-Site Trash Collection.** There is currently a Waste Management dumpster with an enclosure, which the owner will continue to use. In addition, there will be a recycling container per City of Little Rock's regulations.
4. **Onsite Lighting.** Both the front and back parking lots are lighted, and there is a lighted four (4)-foot by ten (10)-foot sign on the front and rear of the building on a timer system. The owner will affix lights to the building near the entrances that will be lighted when the venue is in use, and will ensure that the premises are well lit for safety.
5. **Signage.** There is currently a pole with a sign that is approximately six (6)-feet by twelve (12)-feet that is located on the southwest corner of the property near Interstate 630. Signage will be affixed to the building.

The applicant notes that the event center will seat at least 500 individuals. Section 36-502 of the City's Zoning Ordinance would typically require 100 off-street parking spaces for this seating capacity. There are currently fifty-two (52) paved parking spaces on the site. Most of the surrounding streets in this general area allow parking on one (1) or both sides of the streets. All surrounding properties are zoned UU, Urban Use District, which requires no off-street parking. Staff believes the available parking on site and in the area will be sufficient to serve the proposed event center use.

**BACKGROUND
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There is an existing ground-mounted sign at the southwest corner of the property. The ground sign is approximately twenty (20) feet tall with an area of approximately seventy-two (72) square-feet. In addition, there are existing wall signs on the east and west sides of the building. The applicant proposes to utilize the existing ground sign and have signage on the building. Any wall signage must not exceed 10% of the building façade area on a particular side. Also, no additional ground-mounted sign will be allowed on the property.

The applicant notes that there is some site lighting on the property, and additional building lighting will be installed. All existing and proposed lighting will need to be directed downward and into the site, and not reflect onto adjacent properties.

In response to questions from staff with respect to outdoor use and event end time, the applicant provided the following:

- With regard to outdoor events, the clients understand that there will not be any outdoor shows allowed at this time; however, the client also understands that they will have the right to seek “block party” or other temporary permits if needed.
- With regard to closing time, the client will ensure that events are scheduled to end on or before midnight; however, to ensure full compliance, the applicant is requesting a closing time of 1:00 AM in the event there are any scheduling delays.

The applicant provided responses and additional information to all issues raised during staff’s review of the application. To staff’s knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PCD rezoning.

**BACKGROUND
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Staff is supportive of the requested PCD rezoning to allow use of the existing building as an event center, with C-2 permitted uses an alternate uses, and staff views the request as reasonable. The property is located along Interstate 630 (south boundary) with UU zoned properties to the north, east and west. The immediate area contains a mixture of non-residential uses including warehousing and retail. The proposed use of the property as an event center should prove to be compatible with the area, as most of the surrounding businesses will be closed when the event center is in operation. Staff believes the proposed event center use will have no adverse impact on the area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Little Rock Arts District and Downtown Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.