

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

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**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 6, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Queen Beans PD-C, located at the northwest corner of Hermitage Road and Autumn Road (Z-9795-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.24-acre property, located at the northwest corner of Hermitage Road and Autumn Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the construction of a drive-thru only coffee shop.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Russell).</p>	
<b>ACKGROUND</b>	<p>The applicant is requesting to rezone the property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the construction of Queen Beans (drive-thru only) Coffee Shop on a 0.24-acre tract of land located adjacent to Chenal Parkway, at the northwest corner of Hermitage Road and Autumn Road. The site is located within the Chenal Design Overlay District.</p>	

**BACKGROUND  
CONTINUED**

The property is in a primarily commercial area, and the parcel is a triangular lot at the corner of Hermitage Road and Autumn Road. The surrounding property designations include C-3, General Commercial District, as well as PUD, Planned Urban Development, and PCD, Planned Commercial Development, parcels.

The applicant proposes to construct a twelve (12)-foot x thirty (30)-foot (360 square-foot) building in the northeast portion of the site with an elevation of eighteen (18) feet in height. The menu board is located on the northeast corner of the building. The traffic design shows lot circulation flowing from east to west as you enter from Hermitage Road leading to the pick-up window northwest corner of the building.

Operating hours will be Monday - Friday from 5:00: AM to 7:00 PM; and Saturday - Sunday from 7:00 AM - 4:00 PM with a maximum number of four (4) employees at any given time. Outdoor activities will be limited to patrons ordering at the proposed menu board and picking-up their order at the pick-up window. There are to be no other outdoor business activities.

A dumpster enclosure is shown in the southwest portion of the site. The dumpster shall be screened as per Section 36523 of the City's Zoning Ordinance.

The applicant is proposing no additional signage at this time. All signage must comply with Section 36-349 of the Chenal/Financial Center Design Overlay District.

All site lighting must be low-level and directed away from adjacent properties.

Per City Code 31-210(e)(2) for Collector Streets, driveway spacing shall be 250 feet. Driveway spacing shall be centerline to centerline or centerline to right-of-way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be 125 feet. The applicant is requesting a variance to allow reduced driveway spacing for the proposed driveway. Staff supports the variance request, as the proposed driveway location is the best possible drive location for this site.

The Planning Commission reviewed this request at their December 14, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.