

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 16, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled El Cristal Event Center PD-C, located at 7314 Geyer Springs Road (Z-2204-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.914-acre property, located at 7314 Geyer Springs Road, be rezoned from C-4, Open Display District, to PD-C, Planned Development-Commercial, to allow for the use of an existing building as an event venue.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the 0.194-acre property from C-4, Open Display District, to PD-C, Planned Development-Commercial, to allow for the use of an existing 6,875 square-foot commercial building as an events venue. The property is located at 7314 Geyer Springs Road, south of the Forbing Road and Geyer Springs Road intersection.</p> <p>The property is currently developed containing a 6,875 square-foot commercial building, paved parking lot for up to fifty (50) vehicles, and access drive connecting to Geyer Springs Road. The entire property is paved with a small lawn area to the east bordering Geyer Springs Road. The site plan shows an existing parking configuration including fifty (50) spaces with forty-eight (48) regular spaces and two (2) handicap spaces.</p>

**BACKGROUND
CONTINUED**

Staff believes the current number of parking spaces will be sufficient to serve the proposed use.

The applicant notes that the building is currently vacant and will require no grading, paving, or construction changes to the property. The application proposes to utilize the structure as a social event center for weddings, birthdays, graduations, baby showers, family reunions, work meetings, and small gatherings. The applicant notes that the building will be available for rent seven (7) days a week from 8:00 AM - midnight, and no events will be held in the space that requires an admission fee to enter (no ticketed events).

The applicant proposes that the structure have a maximum occupancy of 100 individuals and that no food, beverages, or alcoholic beverages will be provided at the events and that there will be live music and some events.

A screened dumpster location is shown at the southwest corner of the site. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

All site lighting is low level and directed away from adjacent properties per ordinance requirements.

No signage is proposed for the site. Any new signage on the property will comply with Section 36-555 of the zoning ordinance (signs allowed in Commercial zones).

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant requested no variances with the proposed PD-C.

The Planning Commission reviewed this request at their April 13, 2023, meeting and there was one (1) objector present. All owners of property located within 200 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.