

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled 716 - 724 Woodrow Street Short-Form PCD, located at 724 South Woodrow Street. (Z-9218)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting a rezoning of the site from R-3, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of the site with an Electric Vehicle Charging Station and a restaurant.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 1 nay and 0 absent.
BACKGROUND	The applicant is requesting a rezoning of the site from R-3, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of the site located at 716 – 724 Woodrow Street with a non-residential development. The development plan includes a solar-covered Electric Vehicle (EV) Charging Station and a shipping container restaurant. There will be an equipment enclosure of approximately eight (8) feet by eight (8) feet housing electrical equipment for the charging facility. The site is proposed with street access in three (3) locations, an alleyway abutting the property on the north side, a proposed entrance approximately forty (40) feet from the intersection of Woodrow & Lamar Streets and from the back alley off of Lamar Street

**BACKGROUND
CONTINUED**

Parking will include eleven (11) parking spaces on the south end of the property, with overflow parking on the northern end of the property off the alley.

The restaurant is proposed containing 1,500 square-feet and will include outdoor seating behind the restaurant in the form of a patio. Four (4), forty (40)-foot long shipping containers, two (2) of which will be the second floor, will be configured in an 'L' shape, with the kitchen and restrooms on the ground level and seating upstairs. Indoor seating is proposed to seat thirty-five (35) customers. Patio seating is proposed to accommodate up to thirty (30) additional customers.

The theme of the restaurant is 'Farm to Table' dining with an emphasis on simple dishes for breakfast and lunch with the option to extend the hours to evening meals and offer more gourmet dinner dishes at a later date. The opening hours proposed are from 7:00 AM to 7:00 PM. Eventually, dinner hours may extend to 10:00 PM. The restaurant may request a permit from the Alcohol Beverage Commission to allow beer and wine to be served with meals.

The charging facility will run the southern side of the property and will include six (6) dedicated charging spaces. The facility will include at least three (3) quick charging structures, with the ability to add more as needed and finances permit in the future. The applicant indicates the economic viability of EV car charging will increase exponentially over the next decade and provide a unique opportunity for enterprise in its early stages of development. In addition to the farm to table dining is not only a sustainable, but healthy option for those seeking healthy, wholesome foods while supporting small scale Arkansas farms.

The Planning Commission reviewed the proposed PCD request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capitol View Stiff Station Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.