

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled Mickles Short-Form PD-C, located at 2904 South Arch Street. (Z-9219)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>Ms. Linda Mickles is appealing the Planning Commission’s denial of a request to rezone her property from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow the existing residence to be used as a beauty salon.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend denial of the PD-C zoning by a vote of 1 aye, 9 nays and 1 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting rezoning of the site from R-4, Two-Family District, to PD-C, Planned Development Commercial, to allow the use of the existing 1½-story frame house as a beauty salon. The applicant has indicated the salon will house up to four (4) operators. The building contains 1,106 square-feet on the first floor and 448 square-feet on the second level. The applicant is proposing to extend the existing drive from South Arch Street to the rear-yard, allowing one-way access to the rear-yard, and to place a paved parking area within the rear-yard.</p>	

**BACKGROUND
CONTINUED**

The customers will then exit the site onto the existing alley located behind the home which is paved the entire length from West 29th Street to West 30th Street.

Parking for a beauty salon is typically based on one (1) parking space per 200 gross square-feet of floor area. The typical parking required for a structure containing 1,554 gross square-feet of floor area is seven (7) parking spaces. In addition to the salon use, the site contains an existing accessory dwelling within the rear-yard area of the home. The accessory dwelling will remain which would typically require an additional parking space.

The applicant is proposing to provide parking for four (4) vehicles within the rear-yard of the existing home. In addition, the applicant has also provided a letter of agreement from the nearby business, T.R.U.E. Riders Motorcycle Club located at 2822 South Arch Street, to utilize eight (8) to ten (10) parking spaces and also to use the “back parking lot” if additional parking is needed to support her salon use.

The lot is a fifty (50)-foot wide lot which does not allow for the typical minimum required landscape strip along the northern and southern perimeters adjacent to the proposed drive extending from South Arch Street to the rear-yard nor adjacent to the proposed parking pad in the rear-yard area. Adjacent to the driveway along the southern perimeter a one (1)-foot, eight (8)-inch landscape strip is proposed. As the drive extends into the rear-yard, the landscape strip along the northern and southern perimeters is indicated at five (5) feet. Since the site is located within the Designated Mature Area of the City the Landscape Ordinance would typically require the placement of a minimum landscape strip of six (6) feet, nine (9) inches. In addition, the Zoning Ordinance would typically require the placement of a land use buffer a minimum of six (6) feet, nine (9) inches also allowed to be reduced due to the site being located within the Designated Mature Area of the City. Screening of the adjacent properties is also required as a component of the land use buffer requirements.

**BACKGROUND
CONTINUED**

Staff is not supportive of the applicant's request. The site is located within an area that is single-family residential and is indicated as Residential Low on the City's Future Land Use Plan. Although there are commercial uses located to the north the commercial uses do not extend south of West 29th Street. Staff does not feel this is an appropriate location for the placement of a commercial business.

The Planning Commission reviewed the proposed PD-C request at its August 31, 2017, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Meadowbrook Neighborhood Association were notified of the public hearing. There is not a contact person listed for the MLK Neighborhood Association. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.