

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled De La Rosa – Revised PCD, located at 9123 Chicot Road (Z-8911-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.53-acre property, located at 9123 Chicot Road, be rezoned from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District to allow for the continued use of the property for retail and mobile canteen unit uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the Revised PCD 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>On March 18, 2014, the Little Rock Board of Directors approved Wallace Baseline Acres preliminary plat (Ordinance No. 20,860), to be rezoned from R-2 to PCD to allow for the rezoning of Lots 1 and 2, with conditions. Lots 3 and 4 of the overall tract remained zoned as single-family residential. The approved PCD site plan for Lot 2 (this subject property) showed an existing billboard and a small temporary office building, with no additional improvements.</p> <p>The applicant is now proposing to revise the existing PCD (Lot 2) to allow for the continued use of the property for retail and mobile canteen unit (food truck) uses. The applicant proposes to retain an existing food truck and place an</p>

**BACKGROUND
CONTINUED**

additional food truck on the site. Both food trucks will be permanently placed on the property and will sell/serve prepared food items.

The property is located on the east side of Chicot Road, north of Vernon Estates Drive. Properties in the general area primarily contain a mixture of zoning and uses.

Access to the site is provided from an asphalt driveway extending from Chicot Road. The driveway opens up to a gravel parking lot that spans most of the property.

The property is secured by chain-link fencing with an access gate along Chicot Road. There is shared access with the properties to the north and south of the site.

The property contains the following existing uses:

- An 8 foot x 40 foot metal container near the northwest corner of the of property that contains a retail use.
- An 8 foot x 26 foot single-wide manufactured home labeled “office” along the south property line. The applicant notes the current use of this structure is for storage and not an office use. A wood porch with a canopy extends from the storage use.
- A 30 foot x 13 foot concrete pad containing an existing food truck use is located immediately north of the wood porch/canopy area.

As part of this request, the applicant is proposing to build a concrete pad and place a second food truck on the property adjacent to the existing food truck.

Information regarding operating hours was requested by staff; however, the applicant failed to provide that information.

The site plan shows a dumpster, and two (2) grease barrels located on the gravel surface in the rear portion of the property. Any new dumpster placed on the site must be screened and comply with Section 36-523(d) of the City's Zoning Ordinance.

The applicant is not proposing additional lighting at this time. Any new site lighting must be low-level and directed away from adjacent properties.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their October 10, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.