

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 3, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Geyer Springs Business Center Revised Short-Form PCD, located behind 7315 Geyer Springs Road. (Z-2481-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, zoning to allow for the development of the site with a mixed-use development. The applicant indicates a single 14,280 square-foot building will be placed on the site, of which 3,570 square-feet of the building will be used for retail sales and 9,520 square-feet is proposed as an events center.</p> <p>None.</p> <p>Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Laha).</p> <p>The applicant indicates a single 14,280 square-foot building will be placed on the site. The cover letter notes 3,570 square-feet of the building will be used for retail sales and 9,520 square-feet is proposed as an events center.</p>	

## **BACKGROUND**

The site plan indicates ninety-eight (98) parking spaces to serve the development. Parking for the retail uses would be based on one (1) parking space per 300 gross square-feet of floor area. The retail portion of the development would typically require the placement of eleven (11) parking spaces.

The events center portion of the development would typically require the placement of ninety-five (95) parking spaces, based on one (1) parking space per 100 gross square-feet of floor area. The applicant notes the events center will only operate when the retail uses are closed.

The applicant has indicated a ground sign along Geyer Springs Road. The sign will not exceed thirty-six (36) feet in height and 160 square-feet in sign area. Building signage is proposed on the front façade of each tenant space. The signage will not exceed 10% of the façade area of the tenants lease space.

The plan indicates the placement of a twenty-seven (27)-foot landscape strip along the eastern perimeter of the site. The landscape strip is within a ten (10) foot utility easement. Typically utility easements are not allowed to count towards the buffer width requirement. The northern perimeter landscape strip is indicated at four (4) feet. There is no southern landscape strip indicated on the site plan. The Landscape Ordinance would typically require each of these two (2) strips to be nine (9) feet.

The site plan indicates the placement of a dumpster on the site. The dumpster is located along the western perimeter of the site. A note indicates the dumpster will be screened per typical ordinance requirements. The hours of dumpster service will be limited to 7:00 AM to 6:00 PM, Monday through Friday.

The retail hours of operation are from 8:00 AM to 8:00 PM, seven (7) days per week. The event hours will vary but no later than 12:00 AM, Monday through Wednesday and Thursday through Sunday event hours are to end by 1:00 AM.

The Planning Commission first reviewed the PCD request at its September 20, 2018, meeting, and there were no objectors present. The Commission voted to deny the request by a vote of 4 ayes, 6 nays and 1 absent.

On October 4, 2018, the Commission voted to reconsider the item. The Commission reviewed the item at its November 1, 2018 meeting. Again, there were no objectors present. For both hearings, notice was sent to all owners of properties located within 200 feet of the site, SWLR United for Progress and the Wakefield Neighborhood Association. See the Planning Commission minute record for specifics on the development and staff's analysis.