

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 4, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Coleman – PD-C, located at 2522 S. Arch Street (Z-10103).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant requests to rezone the 0.48 acre property from C-1 to PD-C to allow the development of green space, outdoor picnic-type seating, a community garden, space for food trucks, and a small parking area.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent, and 2 open positions.</p> <p>The applicant is proposing to rezone the property from C-1 to PD-C to allow the development of green space, outdoor picnic-type seating, a community garden, space for food trucks, and a small parking area.</p> <p>The lot is on the corner of South Arch Street and West 26th Street. It is currently vacant with a few existing mature trees and a mixture of grass and gravel. There are concrete driveways on West 26th street on the south side of the property, and an abandoned alley running along the west property line. There is also a concrete driveway on the northeast corner of the property on South Arch Street.</p> <p>.</p>	

**BACKGROUND
CONTINUED**

The applicant notes that there will be a maximum of two (2) food trucks on the site. The food truck area and parking area will be gravel. The hours of operation will be from 12:00 PM to 6:00 PM, seven (7) days per week. The applicant notes that the garden area will contain raised bed gardens, with benches and picnic tables for seating.

The applicant notes that there will be no dumpsters places on the site. If a dumpster is placed on the site in the future, it must be screened as per Sec. 36-523 of the code.

The Planning Commission reviewed this request at their December 12, 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.