

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Pettaway Business District (Phase 4) PCD, located at 320 East 21st Street (Z-9981).</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 0.39-acre property, located at 320 East 21st Street, be rezoned from R-4. Two-Family District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for a mixed use development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays and 3 absent.

BACKGROUND

The applicant proposes to rezone a 0.39-acre site, located at 320 East 21st Street, from R-4. Two-Family District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to be utilized as a mixed-use development. The developer will construct one (1), two (2)-story 12,960 square-foot building and the applicant is requesting C-3 permitted uses as alternate uses for the development.

The property is located on the northwest corner of East 21st Street and South Rock Street. The site is currently grass-covered and undeveloped. The abutting property to the west is zoned R-4, and the properties located east of South Rock Street contain a mixture of zoning and uses.

**BACKGROUND
CONTINUED**

The site plan shows a two (2)-story, urban-style building, located in the southern portion of the site that will contain a mixture of residential, commercial, office and retail uses.

Access to the site is provided by a single, twenty-four (24)-foot wide driveway apron extending from South Rock Street.

The building will be setback five (5) feet from the front (south) property line, six (6) feet from the side (west) property line, one (1)-foot from the east property line and more than twenty-five (25) feet from the rear (north) property line.

The hours of operation for the commercial, retail and office uses are intended to be from 7:00 AM - 8:00 PM, Sunday-Thursday; and from 7:00 AM - 10:00 PM on Friday, Saturday and holidays.

The applicant is proposing eighteen (18) parking spaces with one (1) handicap parking space for a total of nineteen (19) on-site parking spaces. The parking spaces are shown to be behind the building. Additional on-street parking is allowed along East 21st Street and South Rock Street. Staff feels the proposed parking is sufficient to serve the uses.

Screening along the north property line is provided by a six (6)-foot opaque fence.

The applicant did not submit a signage plan with this application. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan shows one (1) dumpster located behind the building and at the west end of the parking lot. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

All site lighting proposed must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their May 9, 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.