

**BACKGROUND
CONTINUED**

The applicant is proposing to construct the Chateau Event Center on Lot 3 which contains 22.14 acres. The proposed building will be 15, 000 square-feet in area which includes a garden area located northwest corner of the event center. A second garden area will be located in the rear of the building will be utilized for photographs to be taken at the site. The applicant also proposes to develop an outdoor eating area off the northeastern corner of the event center. The building, gardens and outdoor eating areas do not lie within the Highway 10 DOD.

The one (1)-story event center will consist of brick exterior and contain a loft area that will serve as bride/groom changing areas. The applicant notes the number of guests will range from 200-400 persons. The proposed events will not be ticketed. The facility will be rented to users for a variety of events including weddings, receptions, religious meetings, etc. Events will be catered with no kitchen area proposed. The applicant notes that all events will end by midnight and that no fireworks will be allowed. The event center will be located to provide views of the Maumelle Pinnacles from both the proposed building and the garden areas. The applicant notes that the garden areas may contain awnings/gazebos for various ceremonies.

C-3, General Commercial District, permitted uses are proposed for Lots 1, 2, 4, and 5. No development plans are proposed for these lots at this time. As development is proposed for each of these lots, the site plan will be submitted for Planning Commission review and approval through the revised PCD process.

An existing floodway is located in the northern portion of the site. The applicant is not proposing any development in the floodway at this time.

Access to the site is provided along Highway 10 via a thirty-six (36)-foot wide asphalt-paved street inside a sixty (60)-foot right-of-way extending from Highway 10 through Lots 1, 2, 4 and 5 and terminating into a forty-eight (48)-foot diameter cul-de-sac into the southern portion of Lot 3. The applicant notes Phase I will include the development of the event center with the final platting of Lot 3 and the proposed street. The remainder of the lots will be final platted at the time of sale and/or development. The street dissecting the lots will be maintained as a public street. The applicant notes sidewalks will be provided along each lot as they develop.

**BACKGROUND
CONTINUED**

The applicant is proposing fifty (50) paved parking spaces located adjacent to the event center, taking access from the west side of the cul-de-sac. A sidewalk will be provided along the north side of the paved parking area providing access to the event center. A gravel overflow parking area will contain an additional 100 parking spaces off the southeast corner of the event center. Staff feels the parking provided is sufficient to serve this use.

There is ample setback area from all property lines with ample room for future development if necessary. The applicant notes there are no existing covenants for this site.

The applicant is not proposing a dumpster at this time. Any dumpster located at the site shall comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing any new signage at this time. All future signage located on the site shall comply with Section 36-555 of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

The applicant submitted a revised site plan to staff on May 25, 2022. The revised site plan creates a separate access to the proposed event center. All other aspects of the proposed PCD remain the same. The changes to the proposed site plan are as follows:

- A separate access drive to the proposed event center from Pleasant Grove Road, along the east property line of the overall property.
- The cul-de-sac street which serves the four (4) proposed commercial lots has been shortened.
- An emergency access drive will run from the north end of the cul-de-sac to the event center parking.
- Pleasant Grove Road will be widened as per Master Street Plan standards to the east property line of the property.
- A ground-mounted sign will be located at the entrance from Pleasant Grove Road. The sign must comply with the Highway 10 DOD Standards.

**BACKGROUND
CONTINUED**

The Planning & Development Department Engineering Division made the following additional comments after review of the revised site plan:

1. Boundary Street Improvements are required on Pleasant Grove Road per the Master Street Plan. Boundary Street Improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to City Standards. Repair, replace or extend existing damaged, missing and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
2. Dedicate thirty (30) feet of right-of-way from the roadway centerline of Pleasant Grove Road per the Master Street Plan for a Commercial Street.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 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.