

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Dunnick Mixed Use PCD, located at 6024 Stagecoach Road (Z-9782).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 1.68-acre property, located at located at 6024 Stagecoach Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for a mixed use commercial development.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 1.68-acre site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for a mixed-use development, which will include a restaurant, Barber/Beauty Salon and car wash utilizing the existing buildings on the site. The applicant is requesting all C-3, General Commercial District, permitted uses be allowed as alternate uses.</p> <p>The property is surrounded by R-2 zoning in all directions, and is currently vacant with three (3) vacant structures not in use. The site previously operated as grocery store, coin laundry and a car wash. There are several commercial zoning uses in the immediate area, east and west, along the Stagecoach Corridor.</p>

**BACKGROUND  
CONTINUED**

There will be no changes to the footprint of the existing buildings. All previous setbacks for the existing structures will remain unchanged.

The applicant is seeking to renovate the existing structures as follows:

Grocery Store: this 1,800 square-foot building will be renovated and converted into a quick-serve restaurant.

Coin Laundry: this 1,390 square-foot building will be renovated and converted into a Barber/Beauty Salon.

Carwash: the car wash use will remain unchanged. The facilities will be repaired and made functional again.

The applicant notes operating hours for the quick-serve restaurant will be from 6:00 AM to 9:00 PM (possibly earlier closing). The barber/beauty use will contain three (3) barbers, three (3) beauticians and will operate from 9:00 AM to 8:00 PM; the carwash will operate from 8:00 AM to 7:00 PM.

The applicant notes the gas pumps will remain; however, they will not be operational.

Section 36-502(3)(c) requires eighteen (18) parking spaces for a restaurant use. Section 36-502(3)(f) requires six (6) spaces for a barber/beauty use. The site plan indicates a total of twenty-five (25) parking spaces for the development. Staff feels the parking is sufficient to serve the use.

The site will be accessed along Stagecoach Road from a twenty-two (22)-foot driveway between the proposed quick-serve restaurant and former gas island. A twenty-six (26)-foot driveway, near the proposed carwash, provides additional access on the western portion of the site. The applicant notes the existing asphalt paving will not be disturbed and intends for it to remain in place. The applicant notes this is necessary for the proper functioning of the different uses on the site and the two (2) drives will be an improvement over the existing condition of one continuous drive along the entire frontage.

Adequate screening shall be provided along the eastern property line due to abutting R-2 zoned property to the east. An existing tree line provides adequate screening on the western property line.

**BACKGROUND  
CONTINUED**

The site plan indicates one (1) dumpster located on the north side of the proposed quick-serve restaurant. Any dumpster must comply with Section 36-523 of the City's Zoning Ordinance.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

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

The applicant is not proposing any signage at this time. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The Planning Commission reviewed this request at their July 13, 2023, 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.