

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Local Fares Exchange and Storage PCD, located on the south side of Baseline Road (10600 Block) (Z-6911-A).</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 19.78-acre property, located on the south side of Baseline Road, be rezoned from I-1, Industrial Park District, to PCD, Planned Commercial Development, to allow for a mixed-use commercial development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.

BACKGROUND

The applicant proposes to rezone the 19.78-acre property from I-1, Industrial Park District, to PCD, Planned Commercial Development, to allow for the development of a mixed-use commercial development that will contain an office/warehouse use, commercial storage, open pavilion, concessions/bathroom facility, food truck court and a commissary kitchen. The office/warehouse, commercial storage and commissary kitchen uses will be enclosed.

The property is located on the south side of Highway 338 (Baseline Road), east of Interstate 430 and north of Interstate 30. The site is undeveloped and wooded, and the properties in the general area contain a mixture of zoning and uses in all directions.

**BACKGROUND
CONTINUED**

Access to the site is provided by two (2), thirty (30)-foot concrete driveways extending from Baseline Road.

The site plan shows raised curb bisecting the northern portion of the site. Buildings west of the median will contain a 3,600 square-foot open-space pavilion, a 600 square-foot concessions/bathroom facility. East of the open pavilion will contain a food truck court, which will include rentable spaces and will not be enclosed. Food truck use will be dependent on the tenant's availability for breakfast, lunch, and dinner and will operate from 6:00 AM - 8:30 PM. -. This area will also contain a 6,400 square-foot commissary (community) kitchen where patrons may rent a portion of the kitchen for an allotted time. The kitchen design will be self-contained for food production and operate twenty-four (24) hours a day. This entire area is secured by perimeter fencing.

The site plan shows minimum front-yard setbacks for all three (3) structures ranging from 89.2 feet to over 250 feet from the north property line and side-yard setbacks showing a minimum of 59.6 feet to 82.8 feet from the side (west) property line. The commissary kitchen setback will be over 100 feet from the rear (south) property line.

The area east of the raised curb will contain two (2), 11,999 square-foot buildings (approximately 1,000 square-feet per office/warehouse space) separated by 80.3 feet. The office/warehouses will be a triple net lease to tenants and will operate from 7:00 AM - 6:00 PM.

The site plan shows a front-yard setback for the office/warehouse of over eighty (80) feet from the front property line, a setback of over 200 feet from the side (east) property line and over 300 feet from the rear (south) property line.

The southern portion of the development is separated by an east-west, raised curb, and will contain two (2), 11,200 square-foot buildings to be utilized for commercial and RV storage. Internal access to the commercial and RV storage area will be at the southeast corner of the site, just south of the easternmost office/warehouse building.

The site plan shows the eastern most commercial storage building setback of over 250 feet from the side (east) property line and over 200 feet from the rear (south) property line.

**BACKGROUND
CONTINUED**

The site plan shows parking along the front (north) and side (east) property lines, on the west side of eastern most office/warehouse, and along the east and south sides of the commissary kitchen for a total of 174 parking spaces with six (6) handicap van accessible parking spaces designated for the mixed-use development. Staff feel the proposed parking for the site provides ample maneuvering for passenger and commercial vehicular circulation and is sufficient to serve the proposed uses.

The Planning Commission reviewed this request at their June 13, 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.