

File No.: Z-10145

Owners: CFPM, LLC (Deryan Coleman)

Applicant: Deryan Coleman

Address: 2522 South Arch Street

Legal Description: Lots 7, 8 and 9, Block 1, Kimball South Park Addition to the City of Little Rock, Pulaski County, Arkansas.

Zoned: PD-C (Planned Development – Commercial)

Present Use: Vacant Lot

Proposed Use: Food Truck Parking

Variance(s) Requested: A variance is requested from the area regulations of Section 36-508 to allow a mobile canteen unit to remain parked on an unpaved surface.

Justification: The applicant's justification is presented as per the attached letter.

### STAFF REPORT

#### A. Planning and Development Civil Engineering Comments:

Parking and areas under food trucks shall be improved, Code states hard packed surface as well as what this means. They should have asphalt, concrete or LID paving. See Codes:

- Sec. 36-508. - Pavement requirements.

Every parcel of land which after the effective date of this chapter is changed to a parking area, automobile, other vehicle or trailer sales or storage area or automobile or motor vehicle service station, garage or other vehicle use area shall be paved where subject to wheeled traffic. The minimum pavement requirement shall be one and one-half (1½) inches asphaltic concrete hot mix with a five-inch compacted base or a double surface treatment with a five-inch compacted base or a four-inch concrete slab and shall have appropriate bumper guards where needed. Asphalt roofing and by-products of its manufacture are expressly prohibited as a base course or as surfacing material on parking lots and/or drives.

Low impact development (LID) facilities and techniques are allowed to be used for parking lot design and construction, unless conditions make LID infeasible as determined by the director of public works or his/her designee. LID techniques for parking lot design include, but are not limited to, pervious surfacing and bioretention swales. Pervious surfacing may be an option for all or a portion of the vehicular use area depending on the use, soil conditions and associated vehicular traffic. Pervious surfacing includes, but is not limited to, paving blocks, pervious concrete and porous asphalt. The surface of the vehicular use area shall be maintained to comply with the approved plan.

(Code 1961, Ch. 43, § 8-101(i); Ord. No. 21,079, § 1, 8-4-15)

(2) Hard packed means any improved surface that is stabilized and provides appropriate dust control and limited permeability including paved pavers, concrete, asphalt, or other similar parking material;

B. Buffering and Landscape Comments:

No Comments

C. Building Codes Comments:

No Comments

D. Staff Analysis:

The PD-C zoned property at 2250 South Arch Street is a single parcel at the northwest corner of South Arch Street and West 26<sup>th</sup> Street and bordered by an alley along the west perimeter. The surrounding properties are predominantly zoned R-4 with a POD zoned property to the east across South Arch Street. However, there are multiple C-1 and C-3 zoned properties extending to the northwest and along the east and west sides of South Arch Street.

The corner lot is currently vacant with a few existing mature trees and a mixture of grass and gravel. There are concrete driveways on West 26<sup>th</sup> 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.

The applicant is proposing to locate a maximum of two (2) food trucks on the site with a garden area containing raised bed gardens, surrounded by benches and picnic tables for seating. The food truck area and parking area will consist of SB2 gravel.

Section 36-508 states that: “ Every parcel of land which after the effective date of this chapter is changed to a parking area, automobile, other vehicle or trailer sales

or storage area or automobile or motor vehicle service station, garage or other vehicle use area shall be paved where subject to wheeled traffic.”

The City of Little Rock Ordinance does not allow for mobile canteen units to be permanently located on any unpaved parcel. However, Staff feels that a food truck permanently located on this property will not have an adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow a Canteen (Food) truck to be permanently parked on a gravel surface lot, subject to the descriptions and any conditions in the “staff analysis,” and the following conditions:

1. A building permit being obtained for all construction.
2. Abide by all site development requirements for Commercially zoned properties.
3. Obtain a Peddler and Canteen permit form the City of Little Rock.