

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled The Fountain Short-Form PCD, located at 2809 Kavanaugh Boulevard. (Z-7905-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development District, to allow for an expansion of the building square-footage within the rear deck area.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>On August 29, 2005, the Little Rock Zoning Board of Adjustment approved a variance request for this site to allow a parking variance for the Fountain. The zoning ordinance would typically require the placement of fifteen (15) off-street parking spaces for the use. Although there was on-street parking the site contained no off-street parking.</p> <p>On April 24, 2006, the Little Rock Zoning Board of Adjustment approved a variance to allow a deck addition with a reduced setback and a variance from the off-street parking requirement. With the deck addition five (5) additional parking spaces would have typically been required to serve the use. There was no off-street parking proposed with the</p>

**BACKGROUND
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deck addition. The deck was proposed uncovered with only hand rails around the perimeter. The deck was proposed with a 4.75-foot to five (5)-foot rear-yard setback. The C-3, General Commercial Zoning, District typically requires a twenty-five (25)-foot rear-yard setback.

The applicant is requesting a rezoning of the site from C-3 to PCD, Planned Commercial Development District, to allow the Hillcrest Fountain, located at 2809 Kavanaugh Boulevard, to replace an aging wood deck and covered bar located on the south side of the building with a new deck and enclosed bar. The Fountain, a bar, occupies 1,980 square-feet of the building and Canon Grill, a restaurant, occupies 2,242 square-feet of the building. The new deck is proposed containing 508 square-feet unenclosed space and an enclosed bar containing 510 square-feet. The new deck and enclosed bar will be utilized primarily by the Hillcrest Fountain with a portion being utilized for egress by the Canon Grill. The proposed project also attempts to work around existing trees located on the south edge of the deck and will include landscape improvements on the south side of the project.

The applicant is proposing to construct a roof deck and stairs, that will not exceed 349 square-feet of floor area to be constructed above the newly created bar area.

The applicant is also proposing renovation of approximately 375 square-feet of interior space to allow the conversion of an existing storage area into an office, restrooms and space for a small walk-in cooler.

The Planning Commission reviewed the proposed PCD request at its August 31, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.