

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 21, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled GSBC Hair Salon PD-C, located at 5901 West 57<sup>th</sup> Street (Z-4156-C).</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 0.40-acre property, located at 5901 West 57<sup>th</sup> Street, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of an existing building as a hair salon.</p> <p>None.</p> <p>Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The applicant proposes to rezone a 0.4- acre site from R-2, Single-Family District (CUP), to PD-C, Planned Development – Commercial, to allow a hair salon (barber/beauty) on the property. The property contains an existing one (1)-story, 1,424 square-foot single-family residence. An existing driveway provides access along West 57<sup>th</sup> Street. Properties east and south contain and R-2 zoning and uses, and properties to the west along Geyer Springs Road contain R-2, O-1, Quiet Office District, O-2, Office and Institutional District, and I-2, Light Industrial District, zoning. A large church complex is located to the north across West 57<sup>th</sup> Street.</p>	

**BACKGROUND  
CONTINUED**

The church currently owns the property which was approved for CUP, Conditional Use Permit, in February 2015. The existing CUP allows for a food pantry, church office, a meeting space and storage uses operated by Greater Second Baptist Church (GSBC). The applicant notes the hair salon will not be owned or operated by the church, but will be independently owned and operated.

The hair salon will contain four (4) employees utilizing four (4) work stations. The operating hours will be from 10:00 AM - 8:00 PM, Tuesday through Saturday.

The applicant provided to staff an example of the Long-Term Parking Agreement to be provided to the future owner and operator of the hair salon along with a parking plan for the facility. The proposed salon will utilize a small portion of the large church parking lot located immediately to the west. The parking plan provides six (6) dedicated spaces for the hair salon to be located along the west side of the building adjacent to a handicap access ramp which enters the proposed hair salon. Staff feels the parking provided is sufficient to serve this use. The church will remain in compliance for required parking for the church use.

The applicant is proposing no additional signage at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (Signs allowed in office and institutional zones).

Any new site lighting must be low-level and directed away from adjacent properties.

The applicant notes standard City trash collection will be provided weekly, and no dumpster is proposed at this time. Any new dumpster must comply with Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their February 9, 2023, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well 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.