

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Rebel Kettle, Revised Short-Form PCD, located at 82 East 6th Street. (Z-9120-A)</p> <p>Submitted By:</p> <p>Department of Planning and Development</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is proposing to rezone the property from PCD, Planned Commercial District, to Revised PCD to allow for the addition of a twenty (20)-foot x twenty (20)-foot storage building and the removal of previously-required screening walls.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested Revised PCD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>On May 3, 2016, the Board approved Ordinance No. 21,232, establishing the Rebel Kettle and Restaurant Short-Form PCD. The PCD was necessary since there were two (2) variances from the standards of the Presidential Park Design Overlay District and UU, Urban Use District. The approval allowed an area for outdoor entertainment within a fenced yard area on the east side of the property; not to be used as an event center (a variance from the UU District which requires all uses to be within an enclosed building).</p>	

**BACKGROUND
CONTINUED**

The approval also allowed parking on the west side of the building to access East 6th Street (a variance from the Design Overlay District (DOD) standards which state no surface parking is to be located along East 6th Street). A forty-two (42)-inch tall screening wall was constructed on either side of the driveway onto East 6th Street to visually hide the appearance of the surface parking lot.

The applicant is requesting a revision to the PCD to allow for the addition of a twenty (20)-foot x twenty (20)-foot storage building and to allow for removal of the previously-constructed screening walls. The storage building is to be located at the rear of the site. The applicant is proposing to install landscape materials in lieu of the screening walls. All other aspects of the PCD will remain unchanged.

The reason stated for the proposed removal of the forty-two (42)-inch screening walls is customer safety. The parking area on the west side of the building is screened on all four sides by the building, privacy fencing and the screening walls. The parking area is rather secluded and has tended to attract some transients. The business currently spends \$7,000 per year to provide off-duty Police Officers to patrol the area. He believes opening up the view from 6th Street will help with this issue. Currently there are two (2) evergreen trees and a row of evergreen shrubs on each side of the driveway. Both trees and the shrubs are behind the walls that are proposed for removal. The owner will maintain the existing trees and shrubs and will enhance them to meet code. He does want to keep the plantings (shrubs) low enough to see the parking area from the street. The existing dumpster and required screening are located on the north side (behind) of the building. No change is proposed. The existing fencing has been noted on the site plan. No changes are proposed. Placement of the twenty (20)-foot x twenty (20)-foot storage building will result in the loss of two (2) parking spaces. The base zoning in the area is UU which has no on-site parking requirement. There is sufficient parking on the site and in the area to accommodate the use.

To staff's knowledge there are no outstanding issues. The initial PUD was necessary due to the proposed outdoor use area and to allow the parking off of 6th Street. There is no change proposed to the previously-approved outdoor use area. The existing and proposed landscaping will provide some screening of the parking lot.

**BACKGROUND
CONTINUED**

Since this PCD was initially approved, there has been a major new development established just a few blocks to the east (East Village). East Village was approved with substantial parking lots directly along 6th Street.

The Planning Commission reviewed this item at their January 31, 2019, meeting and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Hanger Hill Neighborhood Association.