

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 17, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to approve a Planned Zoning Development titled Wellington Plaza Event Center PD-C, located at 222 Wellington Hills Road (Z-9673).</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>Submitted By:</p> <p>Planning & Development Department</p>		
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the 2.60-acre property, located at 222 Wellington Hills Road, be rezoned from O-3, General Office District, to PD-C, Planned District – Commercial, to allow for the use of a portion of an existing commercial building as an events venue.</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 PD-C rezoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone 2.60 acres from O-3, Office General Office District, to PD-C, Planned District – Commercial, to allow for the use of a portion of an existing 4,400 square-foot commercial building as an events venue. The property is located at 222 Wellington Hills Road north of the intersection with Chenal Parkway.</p>	
	<p>The property is currently developed containing a 4,400 square-foot commercial building, paved parking lot for up to thirty-five (35) vehicles, and access drive connecting to Wellington Hills Road.</p>	

**BACKGROUND
CONTINUED**

The building and parking lot occupies approximately 30% of the overall property with the remaining portion undeveloped and mostly wood to the north and west.

The site plan shows an existing parking configuration including thirty-five (35) spaces which exceeds the required minimum. Staff believes the current number of parking spaces will be sufficient to serve the proposed uses.

The applicant notes that the building is currently occupied by an existing tenant in the northern 2,200 square-feet and the remaining 2,200 square-feet to the south is unfinished at this time. The application proposes to finish out the southern portion of the building to utilize as an event venue for small private parties or office gatherings.

The applicant notes that the operational hours of the building will be 8:00 AM to 10:00 PM and no events will be held in the space that requires an admission fee to enter. The private school leasing the north portion of the building will operate from 2:30 PM to 7:30 PM; Monday through Thursday and no events will be held during those hours.

The applicant proposes that only one (1) event will be held each day with a maximum occupancy of 100 and that no food, beverages or alcoholic beverages will be provided at the events.

The proposed site plan shows an existing dumpster located at the southwest of the developed lot. The dumpster area meets ordinance requirements.

All site lighting is low level and directed away from adjacent properties per ordinance requirements.

The site plan shows existing signage near the Wellington Hills Road access drive. All signage on the property will comply with Section 36-553 of the Zoning Ordinance (signs allowed in Office zones).

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant requested no variances with the proposed PCD.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 14, 2022, meeting and there were no objectors present. All owners of property located within 200 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.