March 14, 2024

ITEM NO.: 2 FILE NO.: Z-9900

NAME: Velazquez Food Truck – PD-C

LOCATION: Southwest corner of Lawson Road and Camelia Circle

DEVELOPER:

Christina Velazquez (Owner)
4701 Dill Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Christina Velazquez (Owner)
4701 Dill Road
Little Rock, AR 72210

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 5.02 acre	NUMBER OF LOTS: 1	FT. NEW STREET: 0 LF
WARD: N/A	PLANNING DISTRICT: 17	CENSUS TRACT: 42.21
CURRENT ZONING:	R-2	

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.15 acre site (Lot 15) from R-2 to PD-C to allow the site to be developed to place a permanent mobile canteen unit (food truck) to sell/serve prepared food items.

B. EXISTING CONDITIONS:

The majority of the properties in the general area are zoned R-2. There is a mixture of planned developments and commercial zoning and uses, as viewed from east/west direction, along Lawson Road. The proposed site is contained within the Extra-Territorial Jurisdiction (ETJ). However, to staff's knowledge none of the

properties have been developed, or proposed to be developed, to permanently site a mobile canteen unit (food truck).

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Obtain all necessary permits such as grading, building, and/or driveway access permits from Pulaski County prior to clearing, grading, and construction on the property.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

1. LRWRA does not have any facilities at this location.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening. And comply with the requirements of the Highway 10 Overlay District.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is for a CUP for a kennel in C-3 (General Commercial District) zoning.

The application area is located within a shopping center.

This site is not in an Overlay District.

Master Street Plan:

The request is in the Crystal Valley Planning District. The site is in the Extraterritorial Planning area. The Land Use Plan shows Mixed Commercial and Industrial (MCI) for the requested area. This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial. The application is to rezone from R-2 to PD-C for a parking lot and Food Truck.

The application area is located within an area of Mixed Commercial and Industrial (MCI) use at the entrance to a residential subdivision with a liquor store to the east. This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial. To the south, the Future Land Use Map shows Residential Medium Density (RM) with mostly developed tracts. The Residential Medium Density (RM) accommodates a

broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. To the north across Lawson Road is Commercial (C) use developed with mostly residential homes.

This site is not in an Overlay District.

Master Street Plan:

Dependent on assigned 911 address.

Lawson Road is shown as a Minor Arterial on the Master Street Plan Map. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may need more ROW and/or paving width. Access may need to be limited.

Camillia Circle is a Local Street on the Master Street Plan Map. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

There are no proposed or existing bicycle facilities in this area.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone a 0.15 acre site (Lot 15) from R-2 to PD-C to allow the site to be developed to place a permanent mobile canteen unit (food truck) to sell/serve prepared food items.

The majority of the properties in the general area are zoned R-2. There is a mixture of planned developments and commercial zoning and uses, as viewed from east/west direction, along Lawson Road. The proposed site is contained within the Extra-Territorial Jurisdiction (ETJ). However, to staff's knowledge none of the properties have been developed, or proposed to be developed, to permanently site a mobile canteen unit (food truck).

Currently, there is no access to the property. The applicant proposes to provide two (2) access drives to the site. One driveway will be at the north of the site fronting Lawson Road, the second driveway will be along the west property line along Camelia Circle.

The site plan shows the food truck to be located in the northwest corner of the property. Eight (8) parking spaces are provided along the west property line with an additional four (4) parking spaces on along the south property line for a total of twelve (12) parking spaces. All the parking spaces are proposed for Lot 15 only. Staff feels the proposed parking is sufficient to serve the use.

The food truck will have three (3) employees at any given time and operate between the hours of 10am-8pm. Information regarding operating days was requested by staff, however, the applicant failed to provide that information.

The applicant notes future plans to pave and develop the southern lot (Lot 14) to contain additional food trucks. The applicant also notes future plans for a storage unit on the south portion.

A dumpster is not shown on the site plan. Any dumpster installed on the site shall be screened comply with Section 36-523(d) of the City's Zoning Ordinance.

The applicant is not proposing any signage at this time. Any new signs shall conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is not proposing lighting at this time. Any new site lighting shall be low-level and directed away from adjacent properties.

Staff is not supportive of the proposed rezoning of Lot 15 from R-2 to PD-C for the proposed use. The proposed use in not compatible with the existing residential or commercial uses in the general area. Staff feels the potential increase in traffic, noise, lighting and the potential to disrupt life, welfare, health and safety will have an adverse impact on the area. Developed residential properties are located to the north, south and west.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-C rezoning.

PLANNING COMMISSION ACTION: (JANUARY 11, 2024)

This item was deferred to the February 8, 2024 agenda as the applicant failed to notify the surrounding property owners as required.

PLANNING COMMISSION ACTION: (FEBRUARY 8, 2024)

The applicant was present, representing the application. Staff presented the item and a recommendation for denial. There were 6 persons were in opposition. David Allen, Martha Harken, Gary Harken Mark Earl, and Buddy Green raised concerns about parking issues, traffic and drainage. After considerable discussion about the project, the applicant requested a deferral to the March 14, 2024 agenda in order to have time to discuss the application further with the surrounding neighborhood. There was a motion to defer the application to March 14, 2024 Agenda. The motion was seconded. The vote was 9 ayes, 0 nay and 2 absent. The application was deferred to the March 14, 2024 Planning Commission Agenda.