

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
11/03/16
BIM / TDM**



Location: 1608 South Main Street
Applicant: Margaret Ellen Roy for Brett Pitts and Kevin Walsh
Permit Type: Certificate of Compliance (w/ parking waiver)

Project Description: This application is for a Certificate of Compliance to allow the property to be used for a custom jewelry and bead shop. Staff believes the proposed use is allowed by right in this zone, but the application calls for reductions to the zone’s parking requirements that require Commission approval.

Historic Significance: The building at 1608 South Main (also called 1604 S. Main) was constructed circa 1953 in a Mid-20th Century standard commercial style. CZDC records indicate it was traditionally used for retail purposes, including the Red Door Thrift Shop and Yam’s. The property is listed as a non-contributing resource in the South Main Commercial Historic District. It was acquired by the current owners in 2016.

Previous Action: A Conditional Use Permit was issued to Youth Home Thrift Shop in 1987 to allow for the operation of a second-hand store. A series of permits in 2013, including a parking waiver similar to the current request, allowed for rehabilitation of the storefront and operation of a piano sales and service store.

Zoning: This structure is located in Zone "O", General Business. This zone, roughly corresponding with the “SOMA” arts district, allows for the widest range of commercial uses in the Mansion Area.

Review Criteria for Certificates of Compliance:

Capitol Zoning District Commission Rule, Section 2-105. C.5. Certificates of Compliance may be issued ... certifying that any ... proposed land use, or other development has been reviewed under the applicable provisions ... and is in compliance with the requirements of this Rule.

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ...

Staff finds the proposal should be evaluated using the General Standards and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone "O", General Commercial

Permitted uses – single family; two family; professional office; quiet business

Staff finds the proposal to be consistent with this requirement. Although 'Bead Shop' is not listed in any of the General Standard's use groups, 'Jewelry Store' is listed in the "Quiet Business" group. Staff believes the proposed use is substantially similar to this and other uses categorized as Quiet Businesses.

Capitol Zoning General Standards, Parking / Loading Requirements for the Capitol Zoning District

P1. Requirement

There shall be provided for each use in any zone the number of off street parking spaces required for that use ...

P15.Required parking spaces by use

- 7.) Quiet Businesses = 1 space /300 gross sq. ft. of floor area.
- Storage for retail uses = 1 space /400 gross sq. ft. of floor area

*Records from the Pulaski County Assessor's office indicate this building encompasses 2,889 gross square feet. The rear of the building includes a storage area of roughly 500sf. The remaining area calls for seven off-street parking spaces and the storage area calls for one more. **(2,389 / 300) + (500 / 400) ~ (7 + 1) = 8**. There are only two (maybe three) off-street parking spaces available in the driveway at the rear (west) of the building.*

P5. Prohibition on Use of Right-of-Way for Provision of Required Parking

... to accommodate a new use in a block predominantly comprised of historic commercial-style buildings ... the Commission may consider street parking adjacent to the location in question.

Staff finds this block is predominantly comprised of historic commercial-style buildings, and further finds there is one adjacent on-street parking spaces in front of this property. (Parallel spaces must be 22 feet long, but this lot is only 25 feet wide.)

P7. Location of Required Parking All parking spaces provided pursuant to this section shall be on the same lot with the building or within three hundred (300) feet thereof. The distance to any off-site parking area shall be measured between the nearest point of the parking area or facility and the nearest public entrance of the building said parking area or facility is to serve. (No off-site parking spaces shall be counted towards any required parking spaces for the disabled.) Off-site parking shall not comprise more than twenty-five (25) percent of the total number of spaces required in this section.

The owners of 1612 S. Main (The Works) have indicated a willingness to allow customers of 1608 Main to use their parking lot. Staff finds that not more than two of these spaces (25% of the 8 required spaces) would be consistent with the requirements above.

P4. Parking Reductions A parking reduction of up to 20% of the required parking for commercial developments, industrial developments and mixed use developments may be granted by staff if each of the following criteria is met:

- (1) The parking needs of the use or uses will be adequately served;
- (4) The applicant provides an acceptable proposal for an alternate modes of transportation program, including a description of existing and proposed facilities and assurances that the use of alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis.

The Commission may approve an additional 20% reduction (for a total reduction of 40%) with review. In such reviews, the applicant must demonstrate to the Commission's satisfaction that:

- (5) The pattern and character of development in the vicinity is consistent with the request for reduced parking;
- (6) The use is intended to attract residents, employees, and/or visitors who are likely to avail themselves of alternate modes of transportation; and
- (7) The reduction requested will not cause unreasonable hazard to pedestrian or vehicular traffic in the vicinity.

*Staff believes the proposal is consistent with these requirements. The applicant proposes, for an alternate modes of transportation program, to install a bike rack. **(8 required spaces - 40% reduction ~ 4 spaces. 2 in rear + 1 on street + 2 at 1612 Main = 5 available parking spaces)***

The Commission may further reduce, or waive entirely, the requirement for off-street parking to accommodate a new use in a block predominantly comprised of historic commercial-style buildings if the Commission is satisfied the above criteria will be substantially met.

While staff finds this block is predominantly comprised of historic commercial-style buildings, staff does not believe this provision is necessary in this case.

Mansion Area Master Plan, Recommendation for Automobile Circulation

Traffic impacts on the neighborhood should be minimized to the greatest extent possible.

... Other techniques which contribute to traffic calming, such as on-street parking, should also be considered.

Staff finds the proposal is consistent with this recommendation.

Mansion Area Master Plan, Planning & Design Goals

3. To create an improved image and stronger sense of identity.

4. To continue to develop a more family-friendly environment for residents and visitors alike.

6. To create a mixture of uses throughout the neighborhood.

Staff finds the proposal is consistent with these goals. Staff believes that walkability constitutes a significant part of the residential character of the neighborhood, and requiring more off-street parking than necessary could serve to diminish that character.

Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood ...

2. To enhance the pedestrian experience throughout the commercial areas...

Streets should be places that are active with pedestrians, where walking is a pleasant experience. The automobile should appear subordinate to other uses. Therefore, parking and circulation requirements should be accommodated in a manner that supports the desired uses for the neighborhood.

4. To promote commercial land uses along ... Main Street that complement the residential neighborhood.

An important goal for the Mansion Area is to promote a mix of uses that will support a lively neighborhood.

5. To accommodate the need for commercial uses along ... Main Street, while preserving the residential character of the remaining portions of the neighborhood.

Staff finds the proposal is consistent with these goals.

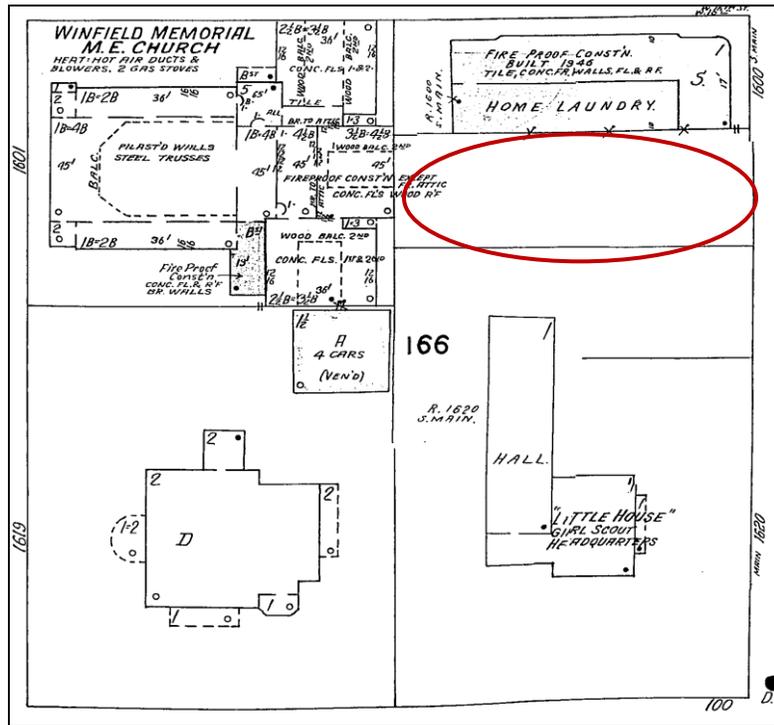
Neighborhood Reaction: One neighbor called in support of the parking waiver.

Staff Recommendation: Staff recommends **approval** of the application with the following conditions:

- 1) That all State and City Codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times; and
- 3) That a staple-style bicycle rack be installed in front of the building prior to opening for business.

Mansion Area Advisory Committee: The committee voted unanimously to recommend approval. Members felt that there was little parking pressure on that block of Main Street and that the new use could be accommodated by on-street parking. Members expressed general support for the proposed business.

Detail from 1950 Sanborn Fire Insurance Company map



Originally a residential street, commercial storefronts began replacing homes on South Main Street after the turn of the 20th Century. This trend began in the established commercial area to the north and moved south until the 1950s. This map says the building at 1600 Main was not constructed until 1946. The current buildings at 1604(8) and 1612 are not yet present.

Archive photos of property



circa 1983



circa 1987



2013

Current photos of property



The narrow lot in the middle of the block leaves only a single parking street parking space adjoining the property.



These views of the shared driveway at the rear (west) of the building shows there is room for two to three parked cars behind 1608 South Main (at the end of the driveway, in front of the dumpster).



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 1608 Main Street, Little Rock, AR 72202

PROPERTY OWNER Brett Pitts and Kevin Walsh

PERSON FILING APPLICATION Margaret Ellen Roy
if other than owner

APPLICANT PHONE AND EMAIL



APPLICANT SIGNATURE AND DATE

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE

please see attached

Attach as many pages or supporting materials as necessary. The Commission and its staff cannot make a determination on your application without a complete description of the property's proposed appearance, materials, and/or function. An application is not complete until all applicable supporting materials have been submitted to staff. Electronic submittals (email, scanned documents, PDFs, digital images, etc) are welcome.

October 19, 2016

Esteemed Capitol Zoning District Commission,

I, Margaret Ellen Roy, have received consent from Brett Pitts and Keven Walsh, owners of the 1608 Main Street, Little Rock, Arkansas building, to request a zoning change for the above mentioned property regarding parking. I would like to purchase the building and move my current business there. No adverse or negative repercussions are anticipated for the current tenants of the neighborhood.

Argenta Bead Company has been a retail bead shop for almost 17 years in the Argenta Arts District of North Little Rock, Arkansas and we would love to relocate to South Main, Little Rock. We feel we have made great contributions to the development of the Argenta Arts District. We currently serve a wide variety of beaders with cash and carry customers making up the majority of sales. We average 21 customers per 7-hour day with an average of 3 customers at a time in the shop. Average customer stay is less than 30 minutes.

We have one employee who drives from Quitman, Arkansas 2-3 days a week. Other than that, employees all live within biking or walking distance and are drawn to the walkable/bikeable friendliness of Downtown. We are so grateful to the city of Little Rock providing so much on street parking for customers.

We at Argenta Bead Company thank you for your consideration and look forward to contributing to the development of South Main.

Most Sincerely,

A handwritten signature in black ink, appearing to read 'Margaret Ellen Roy', with a stylized, cursive flourish.

Margaret Ellen Roy