

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
9/7/17
BIM



Location: 1715B South Scott Street, Suite B
Applicant: Selandria Jackson for Walk-Winn Plastic Co.
Permit Type: Conditional Use Permit

Project Description: This application is for a Conditional Use Permit to allow for the operation of a meeting and reception facility. **NOTE: This application represents an after-the-fact review. The structure was put into service in 2016.**

Historic Significance: The 1700 block of Scott Street was originally developed as dense working-class housing. The block was transformed into to the commercial / light industrial area seen today largely by the expansion of the Terry Dairy Company (later Yarnell's), beginning around 1910 and continuing through the post-war years. The property now includes three historic resources, the oldest being the 1945 Terry office building at 1721 Scott (also known as 1719). The other two (attached) buildings are now addressed as 1715 Scott, Suites A & B, but have been also been known as 1707 and 1709, as well as 1713 and 1715.

The building now called 1715 Scott, Suite B was constructed in the 1950s in a standard 20th Century Commercial style, and Suite A was built sometime between 1960 and 1974. The two storefronts have served a variety of commercial uses including a beauty salon, wedding chapel, tire and brake shop, women's clothing store, funeral home, and an industrial valve testing concern. The property is not located in any of the Mansion Area's six National Register Historic Districts. The current owner acquired it in 1995.

Previous Action: The three commercial storefronts that occupy this property have received a variety of permits since the creation of the District. The Terry office building at 1721 Scott received a series of permits in the 1980s and 90s relating to the expansion and continuation of the Club El Rancho nightclub. A (non-fatal) shooting in 1991 led to an investigation, but it's unclear when the private club left this location. A metal slip-cover was removed from the building between 1998 and 2007, but no permit was issued.

The attached buildings at 1715 Scott have received no less than a dozen permits for various business uses. Most recently staff issued a permit in 2016 to allow for a private security office in Suite A. Around 2000, an approximately 1,000 sf addition was constructed at the rear of Suite B, though no permit was issued.

Zoning: This property is located in Zone "O". This commercial zone roughly coincides with the SOMA arts district, and allows for the widest variety of uses in the Mansion Area.

Review Criteria for Conditional Use Permits:

Capitol Zoning District Commission Rule, Section 2-105, Permit Approval Procedure

C.2. Each zone within the Capitol Zoning District allows for one or more use groups as to be allowed as conditional uses ... The conditional uses listed for each zone are understood to be acceptable for that zone, but are more intensive land uses than those allowed by right. Applications for Conditional Use Permits are therefore reviewed by the Commission on a case-by-case basis to allow Commission to set any conditions that the Commission finds will make a proposed use more consistent with the goals of the Master Plan.

a. The Commission shall grant a Conditional Use Permit to permit a use of land not permitted by right under the zoning applicable thereto, provided that the conditional use in question is permitted for that zone, but may attach additional conditions that will serve to make the proposed use more compatible with the surrounding neighborhood and the District as a whole.

F.1. All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Master Plan ...

F.5. (a) In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, ... advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, the goals of the Master Plan, any applicable review criteria, and the evidence or testimony presented by the applicant(s) and other interested parties. The Commission shall approve the permit(s) if it finds the proposal to be substantially consistent with the applicable review criteria ...

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

Capitol Zoning General Standards, Section 3-201 Zoning Requirements

Z8. Zone O “General Commercial” This zone allows for a broad mix of urban residential and business uses ...

4. Permitted uses

- Allowed by right = Residential 1, Office 1, Commercial 1
- Allowed with Commission review (conditional uses) = Residential 2, Residential 3 (when not located in a historic single-family structure or duplex) Office 2, Commercial 2-3, Civic 1- 3

The use group Civic 2 (Neighborhood Community Facilities) specifically lists “Meeting or reception facility”.

Capitol Zoning General Standards, Section 3-301, Parking Requirements

P1. Requirement

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

P14. Required parking spaces by use

- 2.) Civic 2
 - Meeting facility ... = 1 space /300 gross sf of floor area
- 5.) Offices = 1 space /350 gross sf of floor area

Staff finds the proposal is consistent with these requirements. Records from Pulaski County Assessor's office indicate the building comprises 10,099 square feet. The space behind the northern (left) storefront is 4,320sf, so the permitted office use in it requires 12 off street spaces (4320 / 350 ~ 12). The event center in the remaining 5,779sf requires 19 parking spaces (5779 / 300 ~ 19). All of this can be easily accommodated by the large parking lot at the rear of property, with more than 50 striped spaces.

Mansion Area Master Plan, Section 6-201, Mansion Area Goals & Recommendations

A. Mansion Area Goals

7. To create a mixture of uses throughout the neighborhood. Providing convenient neighborhood services is vital to the long-term success of any community.

Staff finds the proposal to be consistent with this goal.

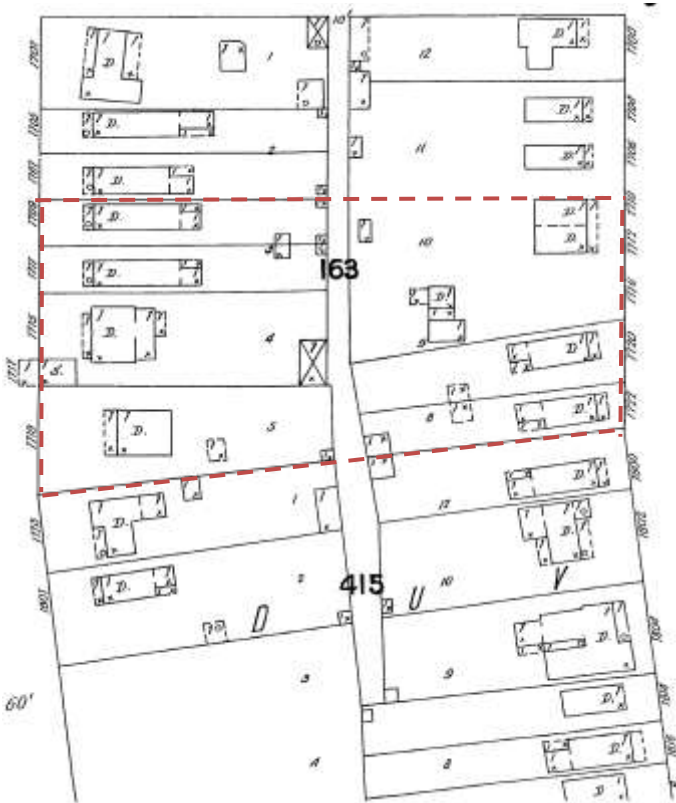
Neighborhood Reaction: None to date.

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

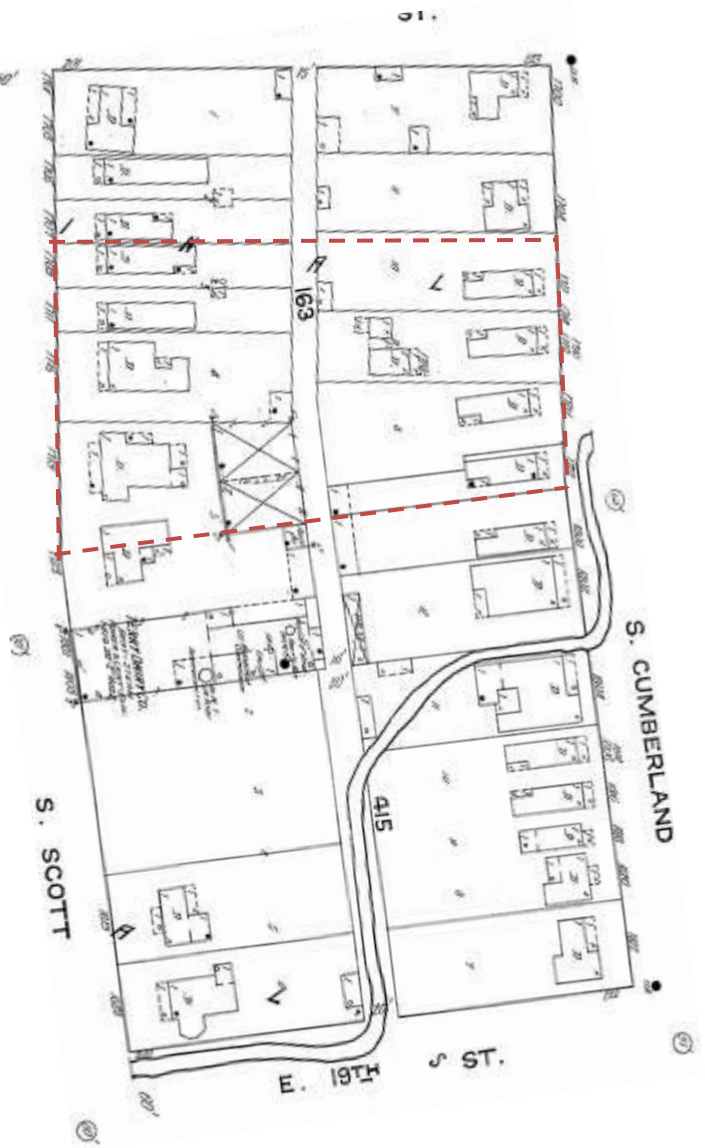
- 1) That all State and City Codes be followed at all times; and
- 2) That the property be maintained in a neat and safe condition at all times.

Mansion Area Advisory Committee Recommendation: In a unanimous voice vote, the MAAC recommended approval with staff's conditions, above.

Sanborn Insurance Company map details



1897 – The 1700-1800 block of Scott and Cumberland were originally developed as a dense, working class neighborhood. Note the rows of shotgun houses, and the small store (“S”) in the middle of the block. **The shape of the parcel in question, as it exists today, is outlined in red.**

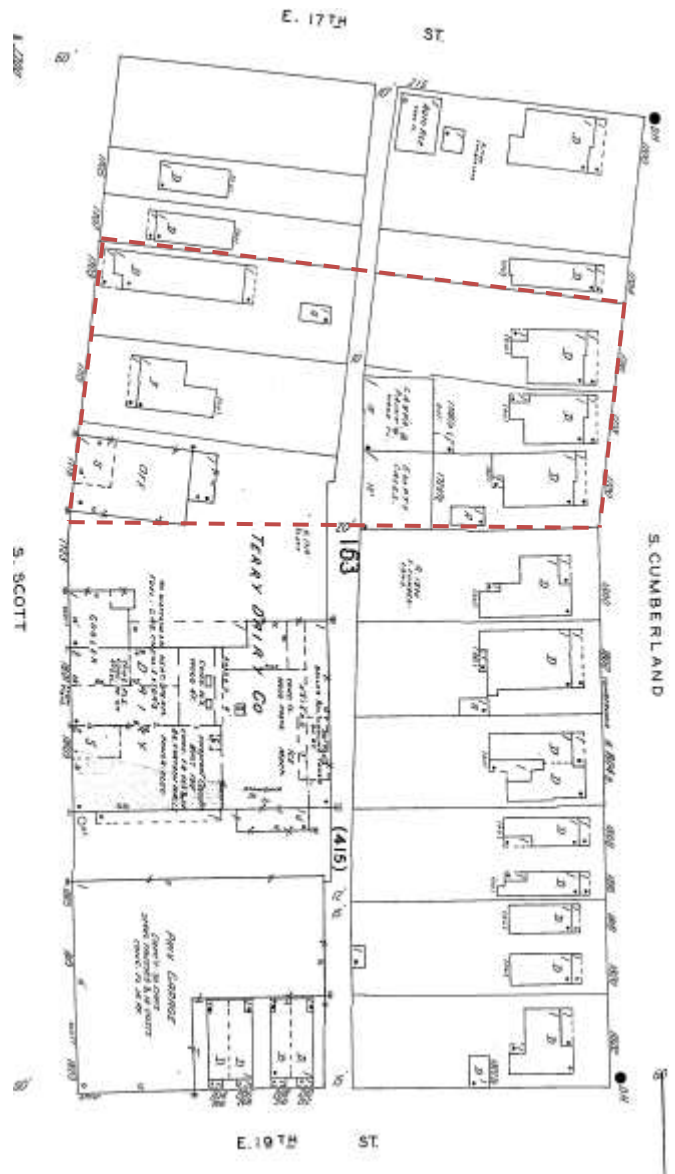


1913 – Though still overwhelmingly residential, the Terry Dairy is now present in the middle of the block at 1800 Scott. This map also shows a small creek running through the neighborhood.

Sanborn Insurance Company map details (cont.)



1939 – Terry Dairy Company has significantly expanded its operation.



1950 – The block now includes an auto repair shop on 17th Street and a parking garage on 19th. The 1945 commercial building at 1719 (now called 1721) Scott is shown here, but the storefronts seen today at 1715 are not yet present.

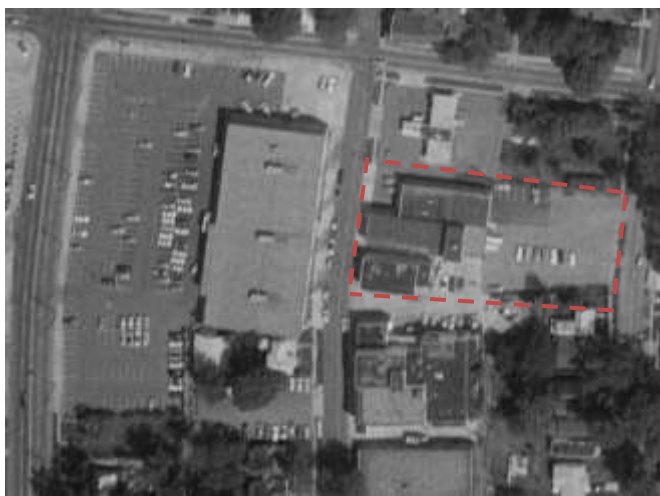
Archive aerial photos



1943 – The property is still occupied by mostly residential structures, but the Terry Dairy expansion is already underway. (Note the farmers market stalls on Main Street – now the location of Edwards’s grocery.)



1960 – The property lies at the bottom edge of this photo. But one can still see the building now known as 1715, Ste B is completed. The earlier shotgun house is still standing where Suite A would later be constructed.



1972 – This block exhibits roughly the same configuration as seen today.

Aerial photos (cont.)



1999 – The property sustained some roof damage in the tornado.



2001 – Even in this blurry photo, one can see the change in the building's footprint. This rear addition was constructed without a permit.

1998 photos of property



1715 Scott, Suite A



1921 Scott



1715 Scott, Suite B
(subject of this application)

Current photos of property



Though now located on a single parcel, these three buildings were constructed in separate decades. From left to right: 1715A was built in the 1960s; 1715B dates to the 1950s; and the entablature on 1721 Scott reads “TERRY 1945”.

This space at 1715 Scott, Suite B (fka 1719 Scott) is the subject of this application.



This parking area at the rear of the property, accessible from Cumberland Street, can accommodate more than 50 vehicles.



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 1715 SCOTT STREET

PROPERTY OWNER Tommy Walker

PERSON FILING APPLICATION Selandria Jackson
if other than owner

APPLICANT PHONE AND EMAIL  selandria@atouchofquality.com

APPLICANT SIGNATURE AND DATE Selandria Jackson 2/9/17
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 Use as an Event Center

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.