

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 15, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Bennett Davis Group Revised Short-Form POD; located at 1300 North Shackleford Road. (Z-3451-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting a revision to the approved POD, Planned Office Development, to allow for the use of the former sanctuary space as an event center and to increase hours of operation for existing dance studio/clubs currently operating in the facility.</p> <p>None.</p> <p>Staff recommends denial of the requested POD zoning. The Planning Commission voted 6 ayes, 1 nay, 3 absent and 1 open position to recommend approval of the application.</p> <p>The building and property were previously occupied by a church and a daycare. In late 2015, the property was rezoned to POD, Planned Office Development, to allow for the use of the building for a printing, copying and graphic design business. O-3, General Office District, permitted uses were approved as alternative uses. Business hours were approved as 8:00 AM - 5:00 PM, Monday – Friday. No alternative operating hours were approved for any of the alternative uses.</p>	

**BACKGROUND  
CONTINUED**

Signage was approved for wall signage on the front façade of the building, not to exceed 10% of the façade area, and a single ground-mounted sign not to exceed six (6) feet in height and sixty-four (64) square-feet in area. In 2018, the applicant entered into an agreement with the Little Rock Bop Club, the Ballroom, Latin and Swing Social Dance Association and the Little Rock Country Dancers to allow them to use the former sanctuary space in the building as a dance facility. These dance clubs had previously been meeting in the Bess Chisum facility on West 12<sup>th</sup> Street. The sanctuary area has been converted into a competition level ballroom dance floor and reception area. The space represents approximately 4,500 square-feet of the 12,000 – 15,000 square-foot building.

The applicant is proposing a revision to the approved POD to allow for use of the former sanctuary space as an event center. Hours of operation are proposed as 8:00 AM – 10:30 PM, Sunday through Thursday and 8:00 AM – 11:30 PM, Friday and Saturday with extended hours on New Year’s Eve. The expanded hours of operation will apply to the currently-operating dance clubs.

No in-house alcohol sales are available. Guests desiring to serve alcohol at their event must gain prior approval from the venue staff. The venue is a tobacco-free venue. All catering is open-vendor and is the responsibility of the host client. The site contains paved parking area for seventy-five (75) vehicles. The applicant is proposing to utilize unpaved areas off of the paved parking lots for overflow parking. The applicant stated one of the unpaved areas will be paved and improved to City standards but no plans were submitted.

The site is adjacent to single-family properties and across the street from single-family and two-family properties. The event venue is proposed to have operating hours up to 10:30 AM – 11:30 PM, seven (7) days a week. The degree to which unpaved parking will be used or what areas will be paved to city standards remains unresolved.

Staff feels the proposed event center could negatively impact the adjacent and nearby residential properties.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this issue at their September 12, 2019, meeting and there were several supporters present. There was one objector present. Four (4) e-mails of opposition had been provided to the commissioners. The Commission voted to recommend approval.

Please see the attached Planning Commission minutes for the full staff analysis and commission action.