

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

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**BOARD OF DIRECTORS COMMUNICATION  
MARCH 15, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Club Empire Private Club and Event Center PD-C, located at 3315 West Roosevelt Road. (Z-9662).</p>	<p>√ <b>Ordinance</b> Resolution</p>	
<p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>		<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the 0.34-acre property, located at 3315 West Roosevelt Road, be rezoned from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow for the transfer of a 5:00 AM Private Club License and to allow the use of the existing facility as an event center.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-C rezoning request. 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;"><b>BACKGROUND</b></p>	<p>The applicant is requesting to rezone the property, located at 3315 West Roosevelt Road, from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow for the transfer of a 5:00 AM Private Club Liquor License to this location. The applicant has operated a night club (2:00 AM Liquor License) at this address since May 2018. With respect to the proposed event center use, the applicant informed staff that from time to time, Empire will bring in bands/shows to perform, in which they we will charge a separate admission price, and typically, the shows will be over before 2:00 AM.</p>

**BACKGROUND  
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The property is occupied by a two (2)-story commercial building. An access drive from West Roosevelt Road is located at the northeast corner of the property. Paved parking is located on the north and east sides of the building, and there is a larger parking lot on the adjacent property to the west and south. This existing use shares the larger parking lot with the business at 3325 West Roosevelt Road (same property owner).

The applicant is proposing to transfer an existing 5:00 AM Private Club Liquor License from 1501 North University Avenue (first floor of the Prospect Building) to 3315 West Roosevelt Road.

The Arkansas Alcoholic Beverage Control (ABC) requires that the Governing Body of a Municipality approve a “private club” as noted below:

*“A private club application may only be submitted to the Alcoholic Beverage Control after the Governing Body of the County or Municipality in which the private club seeks to be located has issued an ordinance approving the private club to operate in that County or Municipality.”*

Section 36-301 allows a private club with dining or bar service as a Conditional Use Permit (CUP). However, the proposed transfer will require the C-3 to be changed to a PD-C to allow the existing use as a private club to comply with the Arkansas ABC, since an ordinance is required.

Section 4-51 of Chapter 4 (Alcoholic Beverages) of the City of Little Rock Code of Ordinances is as follows:

**Section 4-51. – Hours of Operation for a Transferred Private Club Permit.**

Any Class B Private Club Permit transferred into the Corporate Limits of the City after the effective date of this Section [September 21, 2020], shall be restricted in the hours of operation to no earlier than 7:00 AM, and no later than 2:00 AM; provided, that this restriction shall not apply to the provisions of this Code of Ordinances that relates to legitimate sale of alcoholic beverages for consumption in any hotel or restaurant permitted to do so by State Law and this Chapter 4 of this Code of Ordinances; and, provided further, that this restriction shall not apply to the transfer of any permit in existence for a private club located within the Corporate Limits of the City on the effective date of this Section [September 21, 2010], if the transfer is permitted after a public hearing

**BACKGROUND  
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by the Alcoholic Beverage Control Board, or its successor.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well 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.