

FILE NO.: Z-9662

NAME: Club Empire Private Club and Event Center – PD-C

LOCATION: 3315 West Roosevelt Road

DEVELOPER:

Bryan Stewart, Sr.
3315 West Roosevelt Road
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Herbert L. Broadway – Owner
Bryan Stewart, Sr. - Applicant

SURVEYOR/ENGINEER:

N/A

AREA: 0.34 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 9 CENSUS TRACT: 12

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the property from C-3 to PD-C to allow transfer of a 5:00 a.m. private club license, and to allow use of the existing facility as an even center.

B. EXISTING CONDITIONS:

The property is occupied by a two-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.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ANALYSIS:

The applicant is requesting to rezone the property at 3315 West Roosevelt Road from “C-3” General Commercial District to “PD-C” Planned District – Commercial, to allow transfer of a 5:00 a.m. private club liquor license to this location. The applicant has operated a night club (2:00 a.m. liquor license) at this address since May of 2018. The applicant has informed staff of the following, with respect to the proposed event center use:

“This is to inform the city that from time to time, Empire will bring in bands/shows to perform, in which we will charge a separate admission price for. Typically, the shows will be over before 2 a.m.”

The property is occupied by a two-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. 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 a.m. private club liquor license from 1501 N. University Avenue (first floor of the Prospect Building) to 3315 West Roosevelt Road.

The ABC requires 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 (CUP). However, the proposed transfer will require the C-3 (General Commercial District) to be changed to a “PD-C” (Planned Commercial District) to

allow the existing use as a private club to comply with the Arkansas Control Board (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 a.m. and no later than 2:00 a.m.; 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 by the alcoholic beverage control board, or its successor.”**

Staff is supportive of the requested PD-C zoning to allow an event center use and transfer of a 5:00 a.m. private club license, as the applicant will be transferring a 5:00 a.m. private club liquor license from 1501 N. University Avenue to 3315 West Roosevelt Road, a location where a 2:00 a.m. private club currently exists.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, as filed.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays and 1 open position.