

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Stone’s Throw Brewery Revised Short-Form PD-C (Z-8817-A), located at 402 East 9th Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	The request is to amend the days and hours of operation and to increase the seating capacity within the currently approved PD-C, Planned Development - Commercial.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 11 ayes, 0 nays and 0 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-C request at its March 12, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the MacArthur Park Property Owners Association and the Downtown Neighborhood Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 20,688, adopted by the Little Rock Board of Directors on January 22, 2013, rezoned the site from R-4A, Low Density Residential District, to PD-C, Planned Development - Commercial.	

**BACKGROUND
CONTINUED**

The approval allowed a portion of an existing building as a Microbrewery. The outward appearance and form of the property was to remain unaltered. 1,900 square-feet of the building was dedicated to production and storage of beer and malt beverage. This included all consumables and equipment required.

A small portion of the space was planned to be used as a small tasting room, with a limited retail function, to be used in conjunction with brewing tours, as required in State regulations. In the tasting room small samples of product were to be given after the tour, with opportunity to buy packages for off premise consumption, as well as by-the-glass sales. Within the area 750 square-feet was to be brewery production, 320 square-feet for keg cleaning, 235 square-feet for storage and cooler space, 360 square-feet for the tasting room and 110 square-feet for the tasting bar. A maximum occupancy of 20 customers within the bar area was proposed. The hours of operation for the tour and retail aspect of the business was limited.

There were no set days and hours of operation but it was anticipated the Brewery business would not be open more than five (5) days per week with the hours between 2:00 PM and 9:00 PM. Special tasting events were proposed with no more than twelve (12) per year. The events would be during normal business hours on the weekends. During weekday events the applicant stated they would be open until 9:00 PM.

The applicant is now proposing a revision to the approved PD-C to add additional seating capacity and amend their days and hours of operation. The current approval allows the business to operate five (5) days per week and close by 9:00 PM. The applicant is requesting to operate seven (7) days per week. The hours are Monday through Friday from 4:00 PM to 10:00 PM and Saturday and Sunday from 11:00 AM to 10:00 PM. The applicant is requesting to continue to be allowed to host twelve (12) events per year which may extend to midnight.

The tasting room seating capacity currently approved is limited to twenty (20) seats. The applicant is requesting to increase the tasting room capacity from twenty (20) to twenty-eight (28) seats.

**BACKGROUND
CONTINUED**

In addition, the applicant is requesting the addition of outdoor seating, (patio). The outdoor patio area contains approximately 715 square-feet. This area would accommodate twenty (20) additional seats.

The applicant is also requesting to add additional floor area to the approval of the PD-C. The commercial space located next door to the Brewery is leased to a vintage business. The Brewery has the first-right-of-refusal on this commercial space. The applicant is requesting should the next door commercial space become available they be allowed to incorporate this area into their Brewery square-footage. This would include an additional 240 square-feet of floor area and fifteen (15) seats.

Staff originally did not support the applicant's request due to the requested days and hours of operation and the proposed increase in seating within the patio area. The applicant amended their request at the Commission's March 12, 2015, public hearing to limit the hours of operation as stated above and to decrease the originally requested number of seats to twenty (20) within the patio area.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.