

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 17, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance repealing Ordinance No. 21,594 (June 19, 2018), revoking a Planned Commercial District titled 818 West Capitol Short-Form PCD and reclassifying property, located at 818 West Capitol Avenue (Z-9323).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The Planning & Development Staff is requesting that the PCD, Planned Commercial Development, zoning for the property located at 818 West Capitol Avenue be revoked and the previous UU, Urban Use District, zoning be restored.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PCD revocation. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
BACKGROUND	<p>Ordinance No. 21,594 was adopted by the Little Rock Board of Directors on June 19, 2018, and established the 818 West Capitol Short-Form PCD. The rezoning from UU, Urban Use District, to PCD, Planned Commercial Development, was approved by the Planning Commission on May 17, 2018. The approved PCD allowed for the continued use of the property as a sports bar, restaurant and catering, and allowed the transfer of a 2:00 AM Private Club Permit to this location.</p>	

**BACKGROUND
CONTINUED**

Arkansas State Law requires local approval for the establishment or transfer of a Private Club License. In this case, the local approval was in the form of adoption of an ordinance approving the PCD zoning to allow use of the property as a private club.

The property contains a one (1)-story commercial building located within the east half of the property. A paved parking area is located within the west half of the property.

The State Alcohol Beverage Control recently informed Planning & Development Staff that the transfer of the Private Club License to 818 West Capitol Avenue was never approved. Therefore, staff is requesting that the PCD zoning be revoked and the property be restored to its original UU zoning.

The representative of the property owner was notified of the PCD revocation request and expressed no opposition. The other approved uses (sports bar, restaurant, catering) are allowed by right in the UU zoning district.

Staff is supportive of the PCD revocation. Staff views the request as reasonable, as the PCD was approved solely to allow the transfer of a Private Club License, which never occurred. A new business owner recently received approval of a Business License allowing a restaurant/bar and grill at this location, which is a permitted UU zoning use. Staff believes the proposed PCD revocation and restoration of the property to its original UU zoning will have no adverse impact on the surrounding properties or the general area. All surrounding properties are currently zoned UU.

The Planning Commission reviewed this request at their April 14, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as 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.