

May 9, 2024

ITEM NO.: 18

FILE NO.: Z-3125-D

NAME: White Water Tavern – PD-C

LOCATION: 2500 W. 7th Street

DEVELOPER:

Travis Hill (Owner)
Shake Up The Future (Owner)
2500 W. 7th Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Stephen R. Giles (Agent)
200 West Capitol Ave.
Suite 2300
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 0.78 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On April 18, 2023, the Little Rock Board of Directors approved Ordinance No. 22,244 which established a Planned Development-Commercial (PD-C) located at 2705 W. 7th Street (White Water Tavern) to allow the continued use of the property as a restaurant, bar and musical entertainment venue, rehabilitation of the primary structure, addition of an outdoor seating area to the west of the main structure, improvements to the parking areas around the building and construction of exterior fencing.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the previously approved PD-C to continue redeveloping the property by adding a stage, serving area, restrooms, storage, and an outdoor beer garden. All remaining aspects of the previously approved PD-C will remain unchanged.

B. EXISTING CONDITIONS:

The property contains an existing one-story wood-frame structure, which was constructed in 1956. The surrounding area is reflective of the property itself, with a mix of R-3 and I-2 zoning. The development encompasses an entire block (save for one structure) at the corner of 7th and Thayer Streets. The lots to the west contain a gravel parking area to serve the existing use.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Will the existing tavern still be able to maintain the minimum parking spaces required per City's zoning ordinance with the proposed outdoor beer garden addition?

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

1. Verify indicated San Sewer Manhole (9H057) is outside area of proposed construction.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1.

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allows manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed, and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal’s Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

3. Any new site development must comply with the City’s minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Office (O) for the requested area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is to rezone from R-3 to R-3. Beer Garden.

Surrounding the application area to the east is buffered railroad easement. On the south is the W 7th St retaining wall. North and west are developed single-family lots.

This site is not located in an Overlay District.

Master Street Plan:

W. 7th St is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

W. 7th St is not shown on the Master Bike Plan Map with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is now proposing to revise the previously approved PD-C to continue redeveloping the property by adding a stage, serving area, restrooms, storage, and an outdoor beer garden. All remaining aspects of the previously approved PD-C will remain unchanged.

The property contains an existing one-story wood-frame structure, which was constructed in 1956. The surrounding area is reflective of the property itself, with a mix of R-3 and I-2 zoning. The development encompasses an entire block (save for one structure) at the corner of 7th and Thayer Streets. The lots to the west contain a gravel parking area to serve the existing use.

The site plan shows a 50'x50' structure that will contain a stage, serving area, restrooms, storage, and an outdoor beer garden. Both areas will be utilized for seating adjacent to the stage.

The location of the “*beer garden*” will be just west of the existing building with frontage along W. 7th Street. Concrete driveway aprons will be installed for access to the existing gravel parking areas. Wheel stops will be installed along Thayer Street to separate the existing gravel parking area and the travel lanes.

Hours of operation will be from Monday – Thursday from 4:00pm – 12:00am, Friday from 4:00pm – 1:00am, Saturday from 6:00pm – 12:00am and Sunday from 4:00pm – 10:00pm.

The applicant notes a dumpster will be located to the existing gravel parking areas at the northwest corner of the existing structure. Any dumpster installed at the site must be screened and comply with Section 36-523 of the City’s Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties.

Staff supports the proposed PD-C rezoning. Staff feels the request is reasonable. The property will be used and operated in the same manner as it has for several decades, and any improvement to the site will be positive for the surrounding neighborhood.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revision to the existing PD-C zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.