

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 15, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Salsa Short-Form PCD, located at 614 President Clinton Avenue (Z-8738-A)</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	<p>The applicant is requesting to rezone the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow the use of the “top” floor of the building as a private club with a closing time of 2:00 AM.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>
BACKGROUND	<p>The applicant is requesting to rezone the site from UU, Urban Use District to PCD, Planned Commercial Development, to allow the use of the “top” floor of the building as a private club. (The lower level will be leased by a separate entity and will be operated as a restaurant.) The applicant is requesting from the Arkansas State Alcohol Beverage and Control Commission (ABC) approval of a liquor license. The ABC issues permits for restaurant or for private club activities. The applicant is proposing the sale of alcohol without the sale of food thus the need for a private club permit from the State. The City recognizes zoning for this type activity based on the State issued permit.</p>

**BACKGROUND
CONTINUED**

A cover charge will be charged to each person desiring to enter the business. The applicant will also maintain the business with a membership log as required by the State licensing board.

The applicant has indicated the business will be open daily until 2:00 AM. The applicant states in the beginning the business will operate primarily on Friday evenings but the request is for the allowance of additional days for operation should the business decide to grow.

The Planning Commission reviewed the proposed PCD request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the River Market Neighborhood Association and the Downtown Neighborhood Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.