

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Packett House Short-Form PD-C, located at 1406 Cantrell Road. (Z-3726-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is to rezone the site from PD-O, Planned Development Office, to PD-C, Planned Development Commercial, to allow for the use of the existing restaurant building as a private club and special events center.</p> <p>None.</p> <p>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 9 ayes, 0 nays, 1 absent and 1 recusal (Jennifer Martinez Belt).</p> <p>The Planning Commission reviewed the proposed PD-C request at its January 7, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association and the Capitol View/Stift Station Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 20,445, adopted by the Little Rock Board of Directors on July 5, 2011, rezoned the property from O-3, General Office District, to PD-O, Planned Development Office, to add a restaurant as an allowable use under the current zoning. The existing building was to be used for the most part as a classic grill style restaurant. The first floor of approximately 3,165 square-feet was to be used exclusively for restaurant operations. The focus of the restaurant was to be a showcase of local products/ingredient's while keeping the integrity of the surrounding communities. Operation time for the restaurant were approved from 10:00 AM to 10:00 PM, Monday through Sunday. All additions to the building were to be designed with the style and period of the existing Packet House. The second floor contained approximately 2,695 square-feet that was to be used as a banquet area for the restaurant operation. Both first and second floors would have full bar access. The third floor had approximately 2,352 square-feet and would be used primarily as an employee lounge, office and storage space. The total gross footage of the existing building was approximately 8,212 square-feet with 75% used for kitchen and restaurant area. The site plan indicated ninety-nine (99) parking spaces. Future goals included an elevator and a 750 square-foot outdoor patio to enhance and take advantage of the Arkansas River view. The patio area was constructed with the former restaurant user.

The applicant, Club 1836, LLC, is requesting to rezone the site to PD-C, Planned Development - Commercial, to allow the use of this currently vacant building as a "supper club". The applicant is requesting to maintain the commercial restaurant with bar service as an allowable use for the property but desires to limit the use of the facility to a "supper club" for members only. The applicant has indicated memberships will be sold at \$250/month with corporate memberships available for \$1,000/month.

The hours of operation are indicated from 4:00 PM to 11:00 PM during the work week. The applicant is requesting the ability to extend the operating hours to the weekend, Saturday and Sunday from 4:00 PM to 11:00 PM in the future. There are no current plans to offer earlier meal times but the applicant is requesting the ability to open at an earlier time in the future to allow for lunch service, starting at 10:30 AM.

**BACKGROUND
CONTINUED**

The applicant states the third floor will be maintained as office space. The first floor will remain as the restaurant for members only and the second floor ballroom will be used for special events. The facility will be available for members only to host special events within the facility. All special event activities will end by 11:00 PM.

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