

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 4314 Asher Avenue Revised Short-Form PD-C (Z-8490-C), located at 4314 Asher Avenue.</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 proposing a revision to the previously-approved PD-C, Planned Development – Commercial, to extend the hours of operation for this existing private club.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 10 ayes, 0 nays and 1 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-C request at its December 18, 2014, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Curran Conway Neighborhood Association, the Goodwill Neighborhood Association, the Love Neighborhood Association, the Midway Neighborhood Association and the South of Asher Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 20,164, adopted by the Little Rock Board of Directors on October 6, 2009, rezoned the site from the C-4, Open Display Zoning District, to PD-C, Planned Development – Commercial, to allow the site to be redeveloped with a private club. The site was vacant and was proposed with the construction of a two (2)-story 4,500 square-foot building. The site plan indicated the placement of thirty-one (31) on-site parking spaces and indicated agreements to allow additional off-site parking spaces at the adjacent funeral home. The hours of operation were approved from 9:00 PM to 2:00 AM, Thursday through Saturday.

Ordinance No. 20,372, adopted by the Little Rock Board of Directors on December 7, 2010, allowed a revision to the previously-approved PD-C. The approval allowed the construction of a smaller building and rearrangement of the parking layout on the site. The use of the building remained a private club. The building approved was a single story building containing 3,536 square-feet and nineteen (19) on-site parking spaces. Additional parking was provided via an agreement from an adjacent property owner to allow sixteen (16) additional off-site parking spaces. The hours of operation approved were 9:00 PM to 2:00 AM, Thursday through Saturday. A single ground sign along Asher Avenue as well as building signage on the front façade along Asher Avenue was approved.

Ordinance No. 20,817, adopted by the Little Rock Board of Directors on November 19, 2013, allowed a revision to the previously-approved PD-C to extend the hours of operation from 4:30 PM to 2:00 AM, seven (7) days per week.

The owner is now proposing a revision the currently-approved PD-C to extend the hours of operation for his establishment. There are no site plan changes proposed from the existing built site, this includes no changes to the building, parking, landscaping, ingress/egress. The owner will continue to lease parking from an adjacent funeral home business, located across the alley to the north, which reserves eighteen (18) – twenty (20) parking spaces together with the on-site parking adjacent to the building.

**BACKGROUND
CONTINUED**

The hours of operation are proposed to coincide with the current ABC Permit. The hours of operation requested with this application are from 4:00 PM to 5:00 AM, seven (7) days per week. Currently the hours of operation approved for the site are from 4:30 PM to 2:00 AM, seven (7) days per week.

The applicant, Tracy Johnson, has a Class B Private Club License which has been issued by the State of Arkansas Alcohol Beverage Control Board. The Class B Private Club License allows his business to operate until 5:00 AM, if approved by the City. Based on the Board of Directors recent adoption of an ordinance regulating 5:00 AM clubs staff feels the applicant's request is appropriate. The business will be required to fully comply with the provision of Ordinance No. 20,940 of the City of Little Rock, Arkansas.

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