

FILE NO.: Z-9323

NAME: 818 West Capitol – Short-form PCD - Revocation

LOCATION: 818 West Capitol Avenue

DEVELOPER:

SMRTDM, LLC
P.O. Box 990
Little Rock, AR 72203

OWNER/AUTHORIZED AGENT:

SMRTDM, LLC - Owner

SURVEYOR/ENGINEER:

N/A

AREA: 0.17 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5

CENSUS TRACT: 44

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND/REQUEST:

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 was approved by the Planning Commission on May 17, 2018. The approved PCD allowed continued use of the property as a sports bar, restaurant and catering, and allowed transfer of a 2:00 a.m. private club permit to this location. 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-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 ABC (Alcohol Beverage Control) recently contacted the Planning Staff and informed 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.

All neighborhood associations registered with the City of Little Rock were notified of the public hearing.

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.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD revocation request.

PLANNING COMMISSION ACTION:

(APRIL 14, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays, 0 absent and 1 open position.