

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled LBPC Short-Form PID, located at 1637 East 15th Street. (Z-1412-C)</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 request is a rezoning from I-2, Light Industrial District, and PID, Planned Industrial Development, to PID, to allow the use of the site as a brewery.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>On November 19, 1991, the Little Rock Board of Directors adopted Ordinance No. 16,117, rezoning three (3) lots (1.5-acres) from I-2, Light Industrial District, C-3, General Commercial District, and O-3, General Office District, to PID, Planned Industrial Development. The rezoning was proposed to allow the utilization of the three (3) vacant lots for outside storage for the boats and boat trailers for an adjacent business. The approval allowed for storage of boats and boat trailers in varying numbers but with a maximum of seventy (70) on site at any given time. The applicant is now requesting a rezoning from I-2 and PID, to PID, to allow the use of the site as a brewery.</p>	

**BACKGROUND
CONTINUED**

The warehouse building located on the northern portion of the property is zoned I-2 and the southern portion of the property is zoned PID, which was approved to be used as boat storage and a truck turnaround/loading zone. The I-2 zoning accommodates a brewery operation but does not allow for ancillary uses which are typical to breweries such as tours, tastings, operation of a beer garden, etc.

The applicant is seeking approval to allow for the ancillary uses. The site plan includes the placement of twenty (20) parking spaces against the southeast fence line, to place a thirty (30)-foot by eight (8)-foot shipping container to the east side of the warehouse, to add a twenty (20)-foot by thirty (30)-foot covered patio area to the east of the warehouse, and to attach screening to the existing chain link fence on the east side of the warehouse to screen the property and provide privacy. The area to the east of the warehouse which is currently a graveled parking/utility type area will be grassed in and become a beer garden type area for patrons to use after brewery tours. The cover letter indicates the tours will accommodate twenty (20) to forty (40) individual.

The Planning Commission reviewed the proposed PID request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hanger Hill 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.