

FILE NO.: Z-8817-B

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NAME: Stone's Throw Revised PD-C

LOCATION: Located at 402 East 9<sup>th</sup> Street

DEVELOPER:

Josh Malone  
402 East 9<sup>th</sup> Street  
Little Rock, AR 72202

ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.092 acres      NUMBER OF LOTS: 1 lot      FT. NEW STREET: 0 LF

CURRENT ZONING: PD-C

ALLOWED USES: Brewery, Retail and Residential

PROPOSED ZONING: Revised PD-C

PROPOSED USE: All modification to the parking lot construction material

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

Ordinance No. 20,688 adopted by the Little Rock Board of Directors on January 22, 2013, rezoned the site from R-4A to PD-C. The approval allowed a portion of an existing building as a Microbrewery. The outward appearance and form of the property was to remain unaltered. 1,900 square feet of the building was dedicated to production and storage of beer and malt beverage. This included all consumables and equipment required.

A small portion of the space was planned to be used as a small tasting room, with a limited retail function, to be used in conjunction with brewing tours, as required in State regulations. In the tasting room small samples of product were to be given after the tour, with opportunity to buy packages for off premise consumption, as well as

by-the-glass sales. Within the area 750 square feet was to be brewery production, 320 square feet for keg cleaning, 235 square feet for storage and cooler space, 360 square feet for the tasting room and 110 square feet for the tasting bar. A maximum occupancy of 20 customers within the bar area was proposed. The hours of operation for the tour and retail aspect of the business was limited.

There were no set days and hours of operation but it was anticipated the Brewery business would not be open more than five (5) days per week with the hours between 2 pm and 9 pm. Special tasting events were proposed with no more than 12 per year. The events would be during normal business hours on the weekends. During weekday events the applicant stated they would be open until 9 pm.

An ordinance is on the Board of Directors June 2, 2015, meeting to allow a revision to the days and hours of operation, the number of seats inside the building and allowed an area for outdoor dining.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The originally approved PD-C (Planned Development Commercial) required the parking lot located to the north of the building (and shared with an adjacent residential building) to be paved with a hard surface material within two (2) years. The applicant is requesting to amend the previously approved PD-C to allow the utilization of gravel on the parking surface. Concrete aprons will be provided adjacent to the street and previously constructed concrete ribbons (currently in disrepair) will be replaced located immediately adjacent to the building.

The site is located within the MacArthur Park Historic District. The guidelines for development or redevelopment of non-residential property allows for the placement of concrete or gravel. The guidelines state when houses or buildings are used for commercial, office, school, church, apartments, or other institutional use, parking should be located in rear yards. If this is not possible, parking may be in a side yard but located to the rear of the front wall of the structure. Fencing or shrubbery should screen the parking area. Parking lots between buildings should align edge screening with the front façades of adjacent buildings and the side property lines. Parking areas should be surfaced with gravel or concrete, not asphalt, aggregate, or brick.

B. EXISTING CONDITIONS:

This area contains a mixture of uses including the Arts Center, a high rise multi-family building, offices and single-family homes. There are two (2) large churches in the area, a homeless day center and retail uses. The building was constructed as a non-residential building and has housed a number of uses over the years. The Brewery and a vintage retail shop are located on the lower level and a residence on the upper level. The parking lot is located to the north and is a graveled parking lot which provides parking for the building. The site is located within the MacArthur Park Historic District which as specific development criteria related to parking lots.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Mac Arthur Park Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Provide a concrete apron where the driveway enters the proposed parking area.

E. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the Downtown Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from PDC (Planned District Commercial) to PDC (Planned District Commercial) to allow a gravel parking area on the site.

Master Street Plan: East 9<sup>th</sup> Street is a Collector and Rock Street is a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

F. SUBDIVISION COMMITTEE COMMENT: (May 13, 2015)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues in need of addressing related to the site plan. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

G. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan. The request is to allow the placement of gravel on the parking area

located along the north side of the building and shared with the adjacent multi-family homes. The original approval of the PD-C zoning required the area to be paved with a hard surface material within two (2) years. The site is located within the MacArthur Park Historic District. The guidelines for development or redevelopment of non-residential property allows for the placement of concrete or gravel.

The applicant has indicated concrete aprons will be provided adjacent to the street and previously constructed concrete ribbons (currently in disrepair) will be replaced. The concrete ribbons are located immediately north and adjacent to the building. There are existing shrubs which currently screen the parking area.

Staff is supportive of the request. The applicant's request is in keeping with the City's efforts to implement Low Impact Development and to limit the impervious surfaces in the area. Historically the site was a graveled and the allowance to maintain the graveled parking area is in keeping with the historic character of the area.

H. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the placement of gravel within the parking area for the site provided the previously constructed concrete ribbons are replaced and the applicant provide a concrete apron connecting with Rock Street.

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PLANNING COMMISSION ACTION:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions 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 by a vote of 8 ayes, 0 noes and 3 absent.