

FILE NO.: Z-3726-B

NAME: Packett House Short-form PD-C, located at 1404 Cantrell Road

LOCATION: Located at 1404 Cantrell Road

DEVELOPER:

Jeremy Hutchinson
400 West Capitol Avenue, Suite 2910
Little Rock, AR 72201

SURVEYOR:

Smith and Goodson PLLC
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: 1.85 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: PD-O

ALLOWED USES: O-3, General Office and a restaurant

PROPOSED ZONING: PD-C

PROPOSED USE: Private club and events center

VARIANCE/WAIVERS: None requested.

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 am to 10 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 percent used for kitchen and restaurant area. The site plan indicated 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant, Club 1836, LLC, is requesting to rezone the site to Planned Development Commercial, PD-C, 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 "supper club" 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 expand the operating hours to the weekend 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.

The applicant states the third floor will be maintained as office space. The first floor will remain as the restaurant and the second floor ballroom will be used for special events.

B. EXISTING CONDITIONS:

The site is located on the north side of Cantrell Road with the northern boundary the Arkansas River. The area contains a number of uses including a private school to the southwest, Dillard's corporate offices to the west, smaller office users and multi-family residential adjacent to Cantrell Road to the south.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. 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.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required.

2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
4. The west driveway should be restriped as one-way exit only.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Grease trap review required. Sewer main does not appear to be on site. Need construction plans if new sewer service is required.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the existing building. There do not appear to be any conflicts with existing Entergy facilities. However, care should be exercised when performing any work near the overhead and underground power lines along Cantrell Road. Contact Entergy in advance if electrical service needs change as a result of the building's use after rezoning.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. Contact Central Arkansas Water regarding the size and location of water meter.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department: Full plan review.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served on route 21, University Avenue by Rock Region METRO. Provide a pedestrian way from the sidewalk bus route to the entrance. We have no objections to the plan as shown.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Downtown Planning District. The Land Use Plan shows Office (O) for this property. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from PD-O (Planned Office District) to PD-C (Planned Development Commercial) to allow for a Restaurant, Events Center and a Private Club in the structure.

Master Street Plan: Cantrell Road is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along the Arkansas River. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional

right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (December 9, 2015)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the site plan. Staff stated the applicant was proposing to reuse the existing building as a private club and special events center. Staff stated the business model was similar to the Little Rock Club located in the Regions Bank building on Capitol Avenue. There was no more discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan raised at the December 9, 2015, Subdivision Committee meeting. The applicant is requesting the property be zoned PD-C to allow the use of this existing restaurant as a "supper club". The applicant has indicated the business plan is similar to the Little Rock Club only this business will be open for the dinner hour as opposed to the Little Rock Club serving mainly lunch hour meals.

The applicant has indicated the name, 1836 Club, is to recognize the year that Arkansas became a State. The club will focus on the history of Arkansas. A private dining room, the Governor's Room, will include a portrait of Governor Conway, the first Governor of Arkansas. A private dining room, the Senate Caucus Room, will feature a portrait of US Senator McDonald, the original builder of the Packet House in the late 1800's. The club will be limited to 300 members each will pay a monthly membership fee. There are no minimum food requirements, different from the Little Rock Club. The downstairs will feature a restaurant and bar, for private membership use only. The upstairs will be a lounge with a pool table, tv's, etc. The third floor will be maintained as office space.

The hours of operation are from 4 pm to 11 pm Monday through Friday. The applicant has indicated the closing hour will not be extended but request the ability to expand the hours to include serving lunch. On the weekends the club will be available for the members as a venue for weddings, bar mitzvahs, etc. for rental as a special events center.

Staff is supportive of the applicant's request. The hours proposed for the business are similar to the hours previously approved for the restaurant user. This area of Cantrell Road has few residential units remaining. The private club and events center will be limited for rental by the membership only and will not be available for a large number of persons for rental. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the requested rezoning to allow the use of this former restaurant as a private club is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Jennifer Martinez-Belt).