

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 16, 2021 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property titled Pit Stop BBQ Private Club PD-C, located at 5506 Baseline Road (Z-9615).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 0.70-acre property, located at 5506 Baseline Road is requesting that the property be reclassified from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow for a private club.</p> <p>None.</p> <p>Staff recommends approval of the PD-C Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.</p> <p>Pit Stop BBQ currently operates as a restaurant/bar &amp; grill. Activities consist of pool tables, music, dance floor and various food items. Pit Stop BBQ is currently licensed by the Arkansas Beverage Control (ABC) to sell alcoholic beverages. Current operating hours are Monday - Thursday from 5:00 PM - 11:00 PM; Friday from 5:00 PM - 2:00 AM; Saturday from 5:00 PM - 1:00 AM; and Sunday from 12:00 PM - 12:00 AM.</p> <p>The applicant proposes the property located at 5506 Baseline Road be rezoned from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow the existing restaurant to operate as a private club. The applicant notes the only proposed change is to allow the sale of alcoholic beverages until 2:00 AM on Saturday and Sunday.</p>
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**BACKGROUND  
CONTINUED**

ABC requires that a restaurant with alcohol sales with the extended hours proposed be classified as a “private club.”

The ABC requires the governing body of a municipality approve a “private club” as noted below:

“A private club application may only be submitted to the Alcoholic Beverage Control after the governing body of the county or municipality in which the private club seeks to be located has issued an ordinance approving the private club to operate in that county or municipality.”

Section 36-301 allows a private club with dining or bar service as a Conditional Use Permit; however, the proposed change will require the C-3 zoning to be changed to a PD-C District, to allow the existing use as a private club to comply with the ABC.

The applicant provided responses and additional information to all issues raised during staff’s review of the application. To staff’s knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed application.

The Planning Commission reviewed this request at their October 14, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.