

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 1, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Cigar Republic Short-Form PCD, located at 1315 Breckenridge Drive. (Z-9303)</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 Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is requesting a rezoning of the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add a private club as an allowable use.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.
<b>BACKGROUND</b>	The applicant is requesting a rezoning of the site from C-3, General Commercial, District to PCD, Planned Commercial Development, to add a private club as an allowable use. The applicant is seeking to rezone the site to allow the transitioning of the current restaurant use into a private club cigar lounge. The applicant is proposing to apply to the State of Arkansas for a liquor license for a private club to allow for the sale of alcohol without a restaurant license and also to allow the business to be excluded from any potential smoking bans the City may choose to explore in the future. There are no exterior changes proposed to this location that would affect the surrounding community. The hours of operation are proposed from 10:00 AM to midnight daily. There will be no loud music or bands.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its April 5, 2018, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Treasure Hill Property Owners Association and the Colony West Home Owners Association were notified of the public hearing. There is no contact information for the Sturbridge Property Owners Association listed in the City of Little Rock's neighborhood contact listing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.