

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 19, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled 818 West Capitol Short-Form PCD, located at 818 West Capitol Avenue. (Z-9323)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the transfer of a 2:00 AM Private Club Permit to this location.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to operate a sports bar and restaurant. This location operated as a 2:00 AM private club for ten (10) years and closed in August 2107. The permit request is for a sports bar, restaurant and catering venue concept that provides lunch and dinner seven (7) days per week. LA Rumba Bar and Grill is a restaurant and bar serving food and craft cocktails inspired by Cuban, Dominican, Brazilian and South American cuisine.</p> <p>The location is divided with the restaurant, banquet area on one side with the sports bar on the other side with access in between.</p>	

**BACKGROUND  
CONTINUED**

The applicant intends to serve breakfast and lunch Monday - Friday from the restaurant side. Lunch and dinner will be available on the sports bar side. In addition to the normal food service, the applicant is proposing catering both on and off premise. The applicant indicated the site is available for private functions on both sides such as private dinners, parties, weddings, corporate meetings, birthday celebrations.

The applicant is seeking approval of the PCD, Planned Commercial Development, zoning to allow for the transfer of ownership of a private club license for this site. A newly amended State Law requires local approval when businesses and organizations seek to become a private club. The local approval is required for the business to obtain an ABC, Alcohol Beverage Control, permit to allow the sale of alcoholic beverages. In this case the local approval will be in the form of adoption of an ordinance approving the PCD zoning to allow the private club at this location.

The Planning Commission reviewed the proposed PCD request at its May 17, 2018, meeting and there were no registered objectors present. The Downtown Neighborhood Association and all property owners located within 200 feet of the site 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.