

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 7, 2015 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>  | <b>Approved By:</b>                    |
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| <p>An ordinance establishing a Planned Zoning District titled Stone’s Throw Revised PD-C (Z-8817-B), located at 402 East 9<sup>th</sup> Street.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p>   | <p>Bruce T. Moore<br/>City Manager</p> |
| <b>SYNOPSIS</b>  | <p>The request is to amend the previously-approved PD-C, Planned Development – Commercial, to allow the parking area to remain gravel as allowed per the Mac Arthur Park Historic District Guidelines.</p>   |  |
| <b>FISCAL IMPACT</b>   | <p>None.</p>   |  |
| <b>RECOMMENDATION</b>  | <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 8 ayes, 0 nays and 3 absent.</p>  |  |
| <b>CITIZEN PARTICIPATION</b>   | <p>The Planning Commission reviewed the proposed PD-C request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Mac Arthur Park Property Owners Association were notified of the Public Hearing.</p> |  |
| <b>BACKGROUND</b>  | <p>Ordinance No. 20,688, adopted by the Little Rock Board of Directors on January 22, 2013, rezoned the site from R-4A, Low Density Residential District, to PD-C, Planned Development - Commercial.</p>   |  |

**BACKGROUND  
CONTINUED**

The approval allowed a portion of an existing building as a Microbrewery. The outward appearance and form of the property was to remain unaltered, and 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. 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 twenty (20) customers within the bar area was proposed.

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 2:00 PM and 9:00 PM. Special tasting events were proposed with no more than twelve (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 9:00 PM.

The Board of Directors approved an ordinance at their 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.

The originally approved PD-C 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 of approval. The applicant is now 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.

**BACKGROUND  
CONTINUED**

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. The current proposal complies with the Mac Arthur Park Historic District Guidelines and has been reviewed by the Historic District Commission.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.