April 11, 2024

ITEM NO.: 8 FILE NO.: Z-4159-C

NAME: Shooters Bar & Grill Event Center – Conditional Use Permit

LOCATION: 9500 Interstate 30

DEVELOPER:

Edward J Vega dba Hog's Breath Grill LLC
6515 Norman Avenue
Springdale, AR 72762

OWNER/AUTHORIZED AGENT:

Robert Timmons (Agent)
9500 Interstate 30
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting
1926 Salem Road
Benton, AR 72019

AREA: 5.42 acres	NUMBER OF LOTS: 1	FT. NEW STREET: 0 LF
WARD: 7	PLANNING DISTRICT: 35	CENSUS TRACT: 41.03
CURRENT ZONING:	C-3	

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to use an existing 10,000 square foot building as an Event Center. The property is located within a C-3 General Commercial District zone, which allows for Event Centers with a conditional use permit.

B. EXISTING CONDITIONS:

The property is located along Interstate 30, which is comprised mainly by commercial and Industrial uses. However, there is an R-2 Single-family

neighborhood located to the west of this property. The residential and commercial uses are separated by an “open space” area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

CENTRAL ARKANSAS WATER CANNOT APPROVE AT THIS TIME. THE EXISTING WATER UTILITIES THAT ARE JUST INSIDE THE PROPERTY AND ADJACEMENT TO FRONTAGE RD REQUIRE AN EASEMENT.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.**

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1.

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4.

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed with of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from C-3 to CUP. Event Center.

To the east of the application area is fully developed single-family residences, north and east are two City owned tracts of Park/Open Space (PK/OS) along the floodway of a tributary of Fourche Creek.

This site is not located in an Overlay District.

Master Street Plan:

Interstate 30 is an Interstate on the Master Street Plan.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to use an existing 10,000 square foot building as an Event Center. The property is located within a

C-3 General Commercial District zone, which allows for Event Centers with a conditional use permit.

The property is located along Interstate 30, which is comprised mainly by commercial and Industrial uses. However, there is an R-2 Single-family neighborhood located to the west of this property. The residential and commercial uses are separated by an “open space” area.

The property is currently being used and operated as Shooter Bar & Grill, which can accommodate a full-service restaurant and bar, with chairs, tables, and an audio/lighting system. The applicant states that the facility was built with the purpose of being able to “hold concert, dances, comedy, and other events, and has been doing so since its inauguration.”

Currently, the hours of operation for the establishment are Thursday – Sunday (8:00PM to 2:00AM). The owner states they may soon reopen the restaurant during the week, which will be open from 11:00AM to 8:00PM. Their current events normally average 300-500 people, but the capacity of the building is nearly double that amount. They do have a permit to sell alcohol, which will be available at each event.

It has come to staff’s attention that this location has been an issue with the LRPD and the State’s Alcohol and Beverage Control for a number of years, including a recent police raid on an illegal event.

Based on this information, staff cannot support this application.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested conditional use permit.