

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled La Arandas Taqueria Private Club PCD, located at 4721 Baseline Road (Z-4517-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the property located at 4721 Baseline Road be rezoned from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a portion of an existing strip center building to be used as a private club (restaurant with alcohol sales).</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the 1.35-acre property located at 4721 Baseline Road from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a portion of the existing commercial strip center building to be used as a private club (restaurant with alcohol sales). The applicant is proposing C-3 permitted uses as alternate uses for the property.</p>	

**BACKGROUND  
CONTINUED**

The property is located at the southeast corner of Baseline Road and South Heights Road. According to the State Alcoholic Beverage Control (ABC), the property is located in a "dry pocket" within Pulaski County. In a dry area, the ABC requires that a restaurant with alcohol sales be classified as a 'private club' and that 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. "

The subject property contains a 10,000 square-foot commercial strip center building which has been in the process of being remodeled. The proposed restaurant with alcohol sales (private club) will occupy 3,000 square-feet of the existing building. Other permitted C-3 uses will occupy the remainder of the building. The restaurant will operate from 11:00 AM to 10:00 PM, seven (7) days per week. The applicant notes that there will be no outdoor dining, no live music and no dancing associated with the proposed restaurant use.

The applicant notes that there are forty (40) paved parking spaces located in front of the building, between the building and Baseline Road. Section 36-502 (b) (3) h. of the City's Zoning Ordinance would typically require forty-four (44) parking spaces for the strip center building. There is additional paved area behind the building which can be used for overflow parking. Staff believes the existing parking is sufficient to serve the existing building.

An existing ground-mounted sign is located along the north property line. The existing sign is approximately twenty (20) feet tall and eight (8) feet wide. The applicant notes that this sign, as well as any additional signage, will conform with the typical C-3 zoning standards.

The applicant notes that there will be a dumpster area on the site, located behind the existing building. The dumpster area must be screened as per Section 36-523 (d) of the Code.

**BACKGROUND  
CONTINUED**

The applicant also notes that any site lighting will be low-level and directed away from adjacent properties.

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 PCD rezoning.

Staff is supportive of the requested PCD rezoning to allow a portion of the existing building to be used as a 'private club' (restaurant with alcohol sales), with C-3 permitted uses an alternate uses. Staff views the request as reasonable. If the property were not located in a dry portion of the County, the restaurant with alcohol sales use would be a permitted use for this C-3 zoned property. The property is located along Baseline Road, principal arterial roadway. The general area contains a mixture of commercial uses and zoning along Baseline Road. The proposed PCD zoning will not to be out of character with other properties in the area, and the proposed use of the property should have no adverse impact on the area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as SWLR United for Progress, OUR Neighborhood Association and the Upper Baseline Windamere Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.