

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 18, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled White Water Tavern PD-C, located at 2507 West 7<sup>th</sup> Street (Z-3125-C).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.78-acre property, located at 2507 West 7<sup>th</sup> Street, be rezoned from R-3, Single-Family District, and I-2, Light Industrial District, to PD-C, Planned Development – Commercial, to allow for the continued use of the property as a Restaurant, Bar and Musical Entertainment Venue.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the property located at 2507 West 7<sup>th</sup> Street from R-3, Single-Family District, and I-2, Light Industrial District, to PD-C, Planned Development – Commercial, to allow continued use of the property as a Restaurant, Bar and Musical Entertainment Venue. This property has deteriorated over time, and the owners wish to rehab the structure and add outdoor seating to the west of the main structure. In addition, they plan improvements to the parking areas around the building and to construct exterior fencing.</p>	

**BACKGROUND  
CONTINUED**

The property contains an existing one (1)-story wood-frame structure, which was constructed in 1956. The surrounding area is reflective of the property itself, with a mix of R-3 and I-2 zoning. The development encompasses an entire block, with the exception of one (1) structure at the corner of 7<sup>th</sup> Street and Thayer Street. Most of this block is vacant and will be used toward the improvements planned for the area.

The proposal calls for improvements to the gravel lots to the east and west of the main structure. These lots have been historically used as parking for this business since its inception. These improvements include proposed concrete aprons on both lots, allowing vehicles smooth transition from the road to the parking area. These lots will remain gravel. They propose a new five (5)-foot wide sidewalk along West 7<sup>th</sup> Street, in addition to a proposed right-of-way dedication along the same route. The parking area to the east will also being improved will a new concrete apron and a proposed ‘timber barricade’ between the lot and the roadway. The east parking area improvements also call for a right-of-way closure. Any right-of-way closure or dedication will be heard separately by the City of Little Rock Board of Directors.

The Planning Commission reviewed this request at their March 9, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.