

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Whitewater Tavern Revised PD-C, located at 2500 West 7th Street (Z-3125-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS

The applicant is requesting that the 0.78-acre property, located at 2500 West 7th Street, be rezoned from PD-C, Planned Development – Commercial, to Revised PD-C, to allow for the expansion of the White Water Tavern facilities.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays and 3 absent.

BACKGROUND

The applicant is proposing to revise the previously-approved PD-C, Planned Development – Commercial, to continue redeveloping the property by adding a stage, serving area, restrooms, storage and an outdoor beer garden. All remaining aspects of the previously-approved PD-C will remain unchanged.

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, Single-Family District, and I-2, Light Industrial District, zoning. The development encompasses an entire block, with the exception of one (1) structure at the corner of 7th Street and Thayer Street. The lots to the west contains a gravel parking area to serve the existing use.

**BACKGROUND
CONTINUED**

The site plan indicates a fifty (50)-foot x fifty (50)-foot structure that will contain a stage, serving area, restrooms, storage and an outdoor beer garden. Both areas will be utilized for seating adjacent to the stage.

The location of the “*beer garden*” will be just west of the existing building, with frontage along West 7th Street. Concrete driveway aprons will be installed for access to the existing gravel parking areas and wheel stops will be installed along Thayer Street to separate the existing gravel parking area and the travel lanes.

The hours of operation will be from Monday – Thursday, from 4:00 PM - 12:00 AM; Friday, from 4:00 PM – 1:00 AM; Saturday, from 6:00 PM – 12:00 AM; and Sunday, from 4:00 PM – 10:00 PM.

The applicant notes a dumpster will be located adjacent to the existing gravel parking areas at the northwest corner of the existing structure. Any dumpster installed at the site must be screened and comply with Section 36-523 of the City’s Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their May 9, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.