

FILE NO.: Z-1412-C

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NAME: LBPC Short-form PID

LOCATION: Located at 1637 East 15<sup>th</sup> Street

DEVELOPER:

LBPC Holdings, LLC  
1637 East 15<sup>th</sup> Street  
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 1.77 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 2

CURRENT ZONING:

PID, Planned Industrial Development and I-2,  
Light Industrial District

ALLOWED USES:

Industrial District uses and maneuvering area for trucks

PROPOSED ZONING:

PID

PROPOSED USE:

Brewery with outdoor patio area

VARIANCE/WAIVERS:

None requested.

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BACKGROUND:

On November 19, 1991, the Little Rock Board of Directors adopted Ordinance No. 16,117, rezoning three (3) lots (1.5-acres) from I-2, Light Industrial District, C-3, General Commercial District and O-3, General Office District to PID, Planned Industrial Development District. The rezoning was proposed to allow the utilization of the three (3) vacant lots for outside storage for the boats and boat trailers for an adjacent business. The approval allowed for storage of boats and boat trailers in varying numbers but with a maximum of 70 on site at any given time.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting a rezoning from I-2, Light Industrial District and PID, Planned Industrial Development District to PID, Planned Industrial Development District to allow the use of the site as a brewery. The warehouse building located on the northern portion of the property is zoned I-2, Light Industrial District and the southern portion of the property is zoned PID, Planned Industrial Development District which was approved to be used as boat storage and a truck turnaround/loading zone. The I-2, Light Industrial District zoning accommodates a brewery operation but does not allow for ancillary uses which are typical to breweries such as tours, tastings, operation of a beer garden, etc.

The applicant is seeking approval to allow for the ancillary uses. The site plan includes the placement of 20 parking spaces against the southeast fence line, to place a 30-foot by 8-foot shipping container to the east side of the warehouse, to add a 20-foot by 30-foot covered patio area to the east of the warehouse, and to attach screening to the existing chain link fence on the east side of the warehouse to screen the property and provide privacy. The area to the east of the warehouse which is currently a graveled parking/utility type area will be grassed in and become a beer garden type area for patrons to use after brewery tours. The cover letter indicates the tours will accommodate 20 to 40 persons.

B. EXISTING CONDITIONS:

The site is currently occupied by an industrial warehouse and a vacant fenced lot which was previously approved for the storage of boats and boat trailers and a truck turn-around. The abutting streets are in place however there is no curb, gutter or sidewalk along the property frontage. There are single-family homes located to the south and southeast of this site along Security Avenue and Boyce Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the Hanger Hill Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Security Avenue for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
2. A 20 foot radial dedication of right-of-way is required at the intersection of East 15<sup>th</sup> Street and Security Avenue.

3. Obtain a franchise agreement from Public Works, Bennie Nicolo, at 501.371.4818 or [bnicolo@littlerock.gov](mailto:bnicolo@littlerock.gov) for the private improvements such as fencing proposed in the public right-of-way.
4. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Security Avenue with the planned development. The new back of curb should be constructed 18 feet from centerline. The property is within a sidewalk exclusion zone.
5. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the east side with no apparent conflicts with existing facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross

Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

5. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. 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.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on route 20 Hanger Hill/ College Station. We have no objection to the plans as shown. Provide sidewalk improvements as needed along transit route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Planning Division: This request is located in I-30 Planning District. The Land Use Plan shows Industrial (I) for this property. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a rezoning from I-2, Light Industrial District and PID (Planned Industrial Development District) to PID, Planned Industrial Development District to allow outdoor seating and parking.

Master Street Plan: North of the property is East 15<sup>th</sup> Street and it is shown as a Collector on the Master Street Plan. East of the property is Security Avenue and it is a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is

used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any new development will need to adhere to the current landscape code.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 ½) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (May 17, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the applicant provide the proposed signage plan, the location of any proposed dumpsters, the days and hours of operation for the business and the proposed hours for the tours. Staff stated all site lighting was to be low level and directional, directed downward and into the site.

Public Works comments were addressed. Staff stated right of way dedications to the abutting streets was required with the approval of the zoning. Staff stated in addition a radial dedication of right of way was required at the intersection of the abutting streets. Staff stated with any new development or paving of the parking area Security Avenue was to be constructed to Master Street Plan standard or the

new back of curb should be located 18-feet from centerline. Staff stated any broken curb, gutter or sidewalk was to be repaired prior to the issuance of a certificate of occupancy.

Landscaping comments were addressed. Staff stated with any new development or paving the new parking was required to be installed to meet the minimum requirements of the landscape ordinance. Staff stated a perimeter landscape strip of 6-feet 9-inches was required around the entire paved area. Staff stated within the landscaped areas trees and shrubs were required.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing most of the technical issues associated with the request. The applicant has indicated there are no current plans for signage. Should signage be added in the future all signage will comply with signage allowed in Industrial Zones as per the City's Zoning Ordinance.

The applicant has indicated the location for the proposed dumpster and indicated the days and hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday. The dumpster will be fully screened per the typical ordinance standard.

The request is a rezoning from I-2, Light Industrial District and PID, Planned Industrial Development District to PID, Planned Industrial Development District to allow the use of the site as a brewery. A portion of the site, the northern portion of the site, is zoned I-2, Light Industrial District and the southern portion of the property is zoned PID, Planned Industrial Development District which was approved to be used for boat storage and as a truck turnaround/loading zone.

The I-2, Light Industrial District zoning accommodates a brewery operation but does not allow for ancillary uses which are typical to breweries such as tours, tastings, operation of a beer garden, etc. The applicant states the brewer hours are Monday through Friday from 7 am to 7 pm. Brewing hours will vary depending upon brew schedule and demand. Brewing hours may also spill over into the weekend, as needed. Tour hours are not fully determined but are anticipated to occur on Saturday and Sunday between the hours of 11 am and 7 pm.

The site plan includes the placement of 20 parking spaces along the southeast fence line. The applicant is seeking to maintain the existing graveled parking and not provide a hard surface paving at this time. Staff is supportive of the graveled

parking as proposed. Should the applicant increase the intensity of the use of the property such as adding food service or changing from a brewery operation to a bar use staff recommends all parking be paved and landscaped in accordance with the minimum landscape ordinance requirements.

The site plan indicates the placement of a 30-foot by 8-foot shipping container to the east side of the warehouse and to add a 20-foot by 30-foot covered patio area to the east of the warehouse. The shipping container and patio area will be used to provide the tastings for the tour patrons. Also an area on the east side of the warehouse, which is currently a graveled parking and a utility type area, will be grassed and become a beer garden type area for patrons to use after brewery tours. The beer garden area is proposed to accommodate 20 to 40 persons.

The plan indicates the placement of screening on an existing chain link fence on the east side of the warehouse to screen the property, the beer garden area and provide privacy.

The applicant has indicated a dedication of street right-of-way to 30 feet from centerline will be required with the issuance of a building permit to remodel the facility. The fence and parking will be within the new right-of-way. Staff recommends the applicant seek a franchise permit application to the City to permit the fence and parking to remain within the right-of-way until the street widening occurs.

The applicant is requesting a deferral of the boundary street ordinance requirements for the abutting streets. Staff recommends deferral of boundary street improvements to Security Avenue adjacent to the site until additional development or services are proposed such as restaurant and bar services, outdoor dining and events, and/or paving and improving of the existing parking lot.

Staff is supportive of the applicant's request. The applicant is seeking a revision to an existing PID, Planned Industrial Development District and a rezoning from I-2, Light Industrial District to allow the use of the site as a brewery with ancillary services such as the beer garden and outdoor patio area. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends deferral of boundary street improvements to Security Avenue adjacent to the site until additional development or services are proposed such as restaurant and bar services, outdoor dining and events, and/or paving and improving of the existing parking lot.

Staff recommends should the applicant increase the intensity of the use of the property such as adding food service or changing from a brewery operation to a bar use staff recommends all parking be paved and landscaped in accordance with the minimum landscape ordinance requirements.

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PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of deferral of boundary street improvements to Security Avenue adjacent to the site until additional development or services were proposed such as restaurant and bar services, outdoor dining and events, and/or paving and improving of the existing parking lot. Staff presented a recommendation should the applicant increase the intensity of the use of the property such as adding food service or changing from a brewery operation to a bar use all parking be paved and landscaped in accordance with the minimum landscape ordinance requirements. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.