

FILE NO.: Z-9120-B

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NAME: Rebel Kettle Revised Short-form PCD

LOCATION: 822 East 6<sup>th</sup> Street

DEVELOPER:

822 East 6<sup>th</sup>, LLC  
20710 Maumelle, AR 72113  
(501) 821-1667

OWNER/AUTHORIZED AGENT:

822 East 6<sup>th</sup>, LLC/Owner  
White-Daters & Associates/Authorized Agent

SURVEYOR/ENGINEER:

White-Daters & Associates

AREA: 0.52 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 2

CURRENT ZONING:

PCD

ALLOWED USES:

UU Urban Use District uses and microbrewery/restaurant

PROPOSED ZONING:

Revised PCD

PROPOSED USE:

UU Urban Use District uses and microbrewery/restaurant with additional signage on rear of outdoor stage structure

VARIANCE/WAIVERS:

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BACKGROUND:

In 2016, the initial PCD was approved establishing the Rebel Kettle PCD. The PCD was necessary due to aspects of the project not meeting the requirements of the Presidential Park Design Overlay District and the UU Urban Use District. First, an outdoor

July 18, 2019

SUBDIVISION

ITEM NO.: 4 (Cont.)

FILE NO.: Z-9120-B

entertainment area was allowed on the east side of the property, a variance to the requirement for all uses to be within enclosed structures in the UU District. Second, parking was allowed on the west side of the building with access to East 6<sup>th</sup> Street, a variance to the DOD standards stating no surface parking is to be located along East 6<sup>th</sup> Street. This off-street parking area was required to be screened from the street with a 42" high wall.

Earlier this year a revised PCD application was approved to remove the screening walls along East 6<sup>th</sup> Street while retaining the evergreen trees and shrubs and to also construct a 400 square-foot storage building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The business owner/developer added some artwork with the words "Rebel Kettle Brewing Company" on the rear of the stage located near the intersection of East 6<sup>th</sup> Street and Collins Street. This addition is considered to be signage and not an art mural. No other changes are proposed to the PCD.

B. EXISTING CONDITIONS:

The site has been developed as allowed under the PCD zoning with the brewery and restaurant in operation. Located in an area characterized by light industrial, warehouse and wholesale type uses, the vicinity has seen a moderate amount of new commercial uses developed recently, such as the Lost Forty Brewery Restaurant, E-STEM's east campus and the East Village development.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or registered neighborhood associations. All property owners within 200 feet of the site along with the Downtown, Hanger Hill, and MacArthur Park Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

The effective date of the FIRM should be revised.

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

Little Rock Water Reclamation Authority: Sewer available to this site.

July 18, 2019

SUBDIVISION

ITEM NO.: 4 (Cont.)

FILE NO.: Z-9120-B

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

No objections. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro:

We recommend installing an ADA-accessible entrance to your business, if there isn't one already.

Planning Division:

This request is located in I30 Planning District. The Land Use Plan shows Mixed Use Urban (MXU) for this property. The Mixed Use Urban category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for revised PCD (Planned Commercial Development) to allow for additional signage.

July 18, 2019

SUBDIVISION

ITEM NO.: 4 (Cont.)

FILE NO.: Z-9120-B

Master Street Plan: South of the property is E 6th Street and it is shown as a Collector on the Master Street Plan. East of the property is Collins Street and it is shown as 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 Local Streets 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: A Class II Bike Lane is shown along east 6th Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (June 26, 2019)

Joe White of White-Daters and Associates was present. Planning staff asked what type of sign this was intended to be, as it was unclear how it should be classified and evaluated for compliance. Other comments were noted. The applicant was instructed to respond to comments and issues by July 3, 2019. The committee forwarded the request for consideration by the full commission.

I. ANALYSIS:

The PCD review and approval process is intended to provide flexible guidelines and to establish developments compatible with the surrounding area, encourage superior development and redevelopment more desirable than might occur under strict enforcement of the zoning and subdivision regulations, among other stated purposes found in Section 36-451.

Through this process, this development was approved for the outdoor entertainment area with the freestanding stage located near the corner of the property. The developer has seen this as an opportunity to draw attention to their business.

An amended application has been put forward by the applicant, whereby the lettering will be removed and replaced with "artwork" on the back side of the stage. At some point in the future, a relatively small version of the Rebel Kettle logo may be incorporated into the artwork. Staff is amenable to this proposal.

July 18, 2019

SUBDIVISION

ITEM NO.: 4 (Cont.)

FILE NO.: Z-9120-B

J. STAFF RECOMMENDATION:

Staff recommends approval of the amended proposal for the removal of any lettering on the rear side of the stage and only artwork with an option to include a relatively small Rebel Kettle logo. In addition all comments and conditions set forth in paragraphs D, E, and F must be met.

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PLANNING COMMISSION ACTION:

(JULY 18, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.