

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Goodwin Manor Long-Form PCD, located at 3708 Garrison Road (Z-9500).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce Moore City Manager</p>

SYNOPSIS	<p>The applicants, Gary and Andrea Goodwin, are appealing the Planning Commission’s recommendation of denial of the Goodwin Manor Long-Form PCD located at 3708 Garrison Road.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission recommended denial of the requested PCD zoning by a vote of 4 ayes, 5 nays and 2 absent.</p>
BACKGROUND	<p>On October 14, 2019, the property owners received a Notice of Violation for operating an event center in a residentially-zoned property. Since that time, the owners have been working with various representatives of the City of Little Rock in an earnest attempt to address the notice.</p> <p>The applicant’s family has owned the property since 1995 and has used it as their home where they have raised and continue to raise their children.</p>

**BACKGROUND
CONTINUED**

On a limited number of occasions, generally twelve (12) – fifteen (15) events in a given year, in order to assist in deferring the upkeep costs of their home, the applicants have allowed private parties to utilize the property. Like many other homeowners, they have allowed their property to be allowed for charitable events, hosting the Arkansas Children’s Hospital, University of Arkansas for Medical Sciences, 20th Century Club, Miss High School Collegiate, Arkansas Baptist, Women and Children’s First, Pulaski Academy, Juvenile Diabetes Research Foundation, Children’s Advocacy Centers, Arkansas Woman of Inspiration, Pulaski Tech and others. In addition, the applicants have allowed for a limited number of weddings, usually no more than fifteen (15) – twenty (20) times in a year, to be hosted at their home.

No more than five (5) rooms of the home are utilized for these charity events and weddings. Access to the property of approximately eighty (80) acres is via a private road and traffic is limited.

The applicant indicated weddings are typically on Saturdays and are concluded by 10:00 PM, in order to comply with the Pulaski County Noise Ordinance and out of respect for neighbors. Other events are usually in the early evenings on weeknights and also are over by 10:00 PM, and occasionally, there are luncheons on weekdays. Staff would suggest hours of operation for the event center be Monday through Saturday between 9:00 AM – 10:00 PM. The applicant stated they do not allow the use of their home during holidays.

No signage is planned by the applicants to identify the event center use. The site plan shows a possible future forty (40)-foot by eighty (80)-foot outbuilding located near the parking area. The parking area is unimproved and is situated on either side of the asphalt drive leading up to the home.

Three (3) ADA van-accessible parking spaces are provided, as well as two (2) additional ADA spaces on asphalt near the entrance to the home. The applicants state there are wide handicap entry doors on the front of the home with a ramp provided as necessary. Guests are limited to the first floor of the home. Restroom doors are wide and the space is large enough to accommodate wheelchairs.

**BACKGROUND
CONTINUED**

Staff would suggest the following conditions:

1. The event center use is secondary to the residential use of the home.
2. The use of the property will revert back to single-family use should the ownership of the property be transferred from the current owners.
3. The days and hours of operation of the event center are limited to Monday through Saturday between the hours of 9:00 AM – 10:00 PM; and Sunday 10:00 AM - 9:00 PM.
4. No additional permanent structures are allowed other than the single proposed outbuilding shown on the site plan.
5. The event center shall be operated in compliance with the Pulaski County Noise Ordinance.
6. No more than 200 guests will be allowed at any single event.
7. Ensure ADA standards for parking, access and restrooms are addressed as applicable to this facility.

On August 18, 2020, the applicant submitted a letter to staff agreeing to have the PCD, Planned Commercial Development, zoning conditioned upon the ownership and occupancy of the property by Gary and Andrea Goodwin. If the Goodwins ever sell or vacate the property the PCD zoning will become null and void, with the property reverting back to its original R-2, Single Family District, zoning and use. In addition, the applicant has noted that hours of operation will include occasional Sunday events with hours limited to 10:00 AM - 9:00 PM. Otherwise, to staff's knowledge, there are no outstanding issues associated with this application. Staff continues to support the application.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were five (5) registered objectors present. All owners of property located within 200 feet of the site, as well as Citizens of West Pulaski County, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.