

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Brandon House Event Center POD located at 12120 Colonel Glenn Road (Z-4213-K).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 10.36-acre property, located at 12120 Colonel Glenn Road, be rezoned from POD, Planned Office District, to Revised POD to allow for the addition of an event center use.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.
BACKGROUND	<p>On January 3, 2008 the Planning Commission approved The Bowman Plaza Revised POD, Planned Office Development. On February 5, 2008, the Board of Directors passed Ordinance No. 19,912 approving the POD. The approved POD allowed for 30% of the building area to be occupied by commercial uses, and 70% of the building area to be occupied by a combination of office, warehouse and showroom uses.</p> <p>The applicant proposes to revise the previously-approved POD Zoning for the property to allow for an event center use within a portion of the existing 112,915 square-foot building which exists on the site.</p>

**BACKGROUND
CONTINUED**

Brandon House Cultural and Performing Arts Center occupies Suite 1000 of the existing building, which is at the north end of the building toward the rear of the property.

The applicant has provided the following information for the proposed event center use:

"The purpose and reason for changing the current zoning to include an event center is to allow Brandon House to operate as an assembly that includes a state-of-the-art theater to train some of the most high-risk students in the state that haven't been given adequate access to artistic, vocational or academic programming using a state of the art theater; an art gallery funded in part by Windgate Foundation for aspiring youth and young adults to display and showcase their arts in a community gallery; and an assembly space that is used for public performances, educational retreats, educational classrooms, and cultural events, to include but not limited to concerts, banquets, business meetings, weddings, conferences, business expos, small community conventions and other special events."

"Changing the zoning to include an event center will support the need for a community-based theater, art gallery and performance spaces for use by community residents, young adults, local businesses, artists, creative professionals and students who do not have to travel outside of their community to access arts-based programming and cultural & performing arts."

"Brandon House's administrative hours are 9 AM to 5:00 PM, Monday through Friday. With bookings from businesses and individuals who want to utilize the space, the hours may vary with events being held anywhere from Friday evenings, Saturday, and or Sunday. All events are required to end before 11:59 PM."

"Patrons/Clients have the ability to serve beverages at their events. However, if they wish to sell alcohol, beer or wine, it is stated in their contract they are required to submit an application for a Temporary Permit through Arkansas Beverage Control. Insurance is required for all events and Brandon House determines whether armed or unarmed security is required for an event. If security is needed or requested, we utilize the Little Rock Police Department or a licensed bonded security company."

**BACKGROUND
CONTINUED**

"Patrons have the ability to book our space and sell tickets to their event."

Existing paved parking is located on the south, east and west sides of the existing building. Staff believes the existing parking will be sufficient to serve the additional proposed use.

Any new signage must comply with the previously approved POD zoning.

The Planning Commission reviewed this request at their May 11, 2023, meeting and there were 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.