

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 1, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Meyer Long-Form PD-C, located at 10 Rusty Tractor Lane (Z-9305)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing to rezone the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow the use of the property as an events center.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Commissioner Keith Cox)</p>	
BACKGROUND	<p>The applicant is proposing to rezone the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow the use of the property as an events center. Rusty Tractor Vineyards is the site of the historic Kinsel Dairy. The property has been listed as a dairy farm for over fifty (50) years. The property is still listed with Pulaski County and the USDA as a working farm. Six (6) years ago the applicant decided to convert the pasture land into a vineyard and plant grapes.</p>	

**BACKGROUND
CONTINUED**

Working in conjunction with the Pulaski County Department of the USDA, a plan was implemented to drill a well for irrigation of the grapes. Then the owners planted 5,000 grape vines on ten (10) acres of their ownership and installed a trellis system and a drip irrigation watering system. The USDA funded part of the system. It has been so successful the State USDA department has hosted one (1) of their State wide meetings at the farm.

Rusty Tractor Vineyards rezoning request is proposed to allow the use of the existing barns on the site for wine education classes, wine tastings and vineyard tours, wine and dinner pairings, outdoor activities including family functions, musical entertainment and hay rides. The event center will also be available for weddings, receptions and mid-week business meetings. Local brewed beer will be offered along with small farm wines from across the State and beyond.

The Planning Commission reviewed the proposed PD-C request at its April 5, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with Southwest Little Rock United for Progress were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.