

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 1, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Magnolia Hill Revised Long-Form PD-C (Z-8835-B), located at 5110 Stagecoach Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting to amend the previously-approved PD-C, Planned Development – Commercial, to add for the allowance of fireworks to the existing approval.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<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 9 ayes, 0 nays and 2 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-C request at its May 15, 2014, meeting, and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Greenwood Acres Home Owners Association, the Pecan Lake Property Owners Association, the Stagecoach Dodd Neighborhood Association, the Tall Timber Homeowners Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>On, February 19, 2013, the Little Rock Board of Directors denied a request to rezone the site from R-2, Single-Family, to PCD, Planned Commercial Development.</p>	

**BACKGROUND
CONTINUED**

The property was under enforcement for operating a commercial business on single-family zoned property. The applicant's request was to continue to use a portion of their ownership to host outdoor venues (weddings, fund raisers, special events) and to allow the inclusion of music and fireworks with these events.

Ordinance No. 20,729, approved by the Little Rock Board of Directors on May 21, 2013, allowed the rezoning of the site from R-2, Single-Family, to PD-C, Planned Development – Commercial, to allow the events center on the property without fireworks.

The applicant is now requesting to add the allowance of fireworks to the existing approval. The applicant has indicated the primary use of the property and outdoor venues are weddings. The outdoor wedding season begins in March and ends early December. The venue area encompasses approximately fifteen (15) acres of the applicant's total ownership. The wedding ceremonies are held on the property's private lake. The fireworks display will be performed over this three (3)-acre lake. According to the cover letter the firework displays were performed from 2010 to November of 2012. The applicant states the loss of the use of fireworks has resulted in the loss of wedding bookings.

According to the applicant most events are held on Saturday or Sunday afternoon between the hours of 2:00 PM and 10:00 PM. The applicant states all firework displays will end by 9:30 PM. The cover letter states all proper permits from the City of Little Rock Fire Marshall, City of Little Rock Chief of Police and the State Fire Marshall are approved prior to any firework display. The cover letter states any fallout from the fireworks will land in the lake or on the applicant's private property. The applicant has stated notification can be provided to all interested persons and Neighborhood Associations prior to a fireworks display via e-mail.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.