

City of Fayetteville Item Review Form

2013-0160

Legistar File Number

11/19/13

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jesse Fulcher

Submitted By

Planning

Department

Action Required:

ADM 13-4450: Administrative Item (Pratt Place Inn, 481) Submitted by JULIAN AND JANE ARCHER for property located at 2115 MARKHAM ROAD. The property is zoned Pratt Place Inn C-PZD 05-1670 and contains a total of 72.1 acres. The request is to modify the operating hours of Pratt Place Inn.

Does this item have a cost? No

Cost of this request	Category or Project Budget	Program or Project Name
Account Number	Funds Used to Date \$0.00	Program or Project Category
Project Number	Remaining Balance	Fund Name
Budgeted Item? <input type="checkbox"/>	Budget Adjustment Attached? <input type="checkbox"/>	

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

Paul A. Barber 11-4-2013

Doug Mann - 11/5/13

Kimberly Jordan 11/7/13

11-01-13P03:52 REVD

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www.accessfayetteville.org

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council
Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director
From: Jesse Fulcher, Senior Planner
Date: November 1, 2013
Subject: ADM 13-4450 (PRATT PLACE INN C-PZD 05-1670)

RECOMMENDATION

Planning staff recommends approval of an ordinance to modify the hours of operation on a limited basis for Pratt Place Inn C-PZD 05-1670. Staff's recommendation differs from the applicant's request and is on a trial basis. This item has not been heard by the Planning Commission, due to the fact that this particular Planned Zoning District was not ever reviewed by the Planning Commission originally. All conditions relative to the PZD were established by the City Council.

BACKGROUND

In 2005 the City Council approved a Commercial Planned Zoning District (C-PZD 05-1670) for Pratt Place Inn, located on approximately 72 acres at the end of Markham Road, west of the University of Arkansas campus and located within a largely undeveloped area. The PZD granted the owners approval to operate a small inn and restaurant and host special events, such as weddings, receptions and private parties. The event grounds contain a 5,000 square foot inn and restaurant, 5,400 square foot Pratt Place Barn event space, parking lot and small cottage.

Included with the approval of the PZD were restrictions on the hours and days of operation. Specifically, the Pratt Place Inn may operate from 7:00 a.m. until 10:00 p.m., Sunday through Thursday, and from 7:00 a.m. until 12:00 a.m., Friday and Saturday.

In September 2012 a neighbor of the Pratt Place Inn property contacted the City complaining that the facility was being operated in violation of the conditions set by the City Council in 2005, particularly concerned with noise and music. This included allowing outdoor music performances and events to occur past the approved hours of operation (Police incident reports attached). City staff investigated the complaints and determined that while no noise violations were substantiated, there had been instances of events lasting past the permitted hours of operation. City staff mailed violation letters to the property owners and venue management, prompting a meeting with the owners (The Archers) on October 16, 2012. At that meeting the owners were reminded of the conditions of operating the Inn and advised to comply with those conditions or risk further enforcement action. The process to amend the original conditions of approval was discussed, but not explored further. Staff received a letter from the Archers on October 20, 2012, in which they described their efforts to curtail the noise and comply with the original conditions of approval.

On April 1, 2013, the Planning Division received another complaint regarding the operating hours at the Pratt Place Inn and Barn. Staff substantiated the complaint and mailed final notices to the owners and management, which led to another meeting with the Archers and ultimately a request from them to modify the Planned Zoning District.

The Archer's have now submitted a request to modify the allowable operating hours, which in their opinion, put the Pratt Place Barn at a disadvantage vis-à-vis other locales in Fayetteville. The request to amend the PZD is as follows:

- 1) Operating hours from 7:00 a.m. until midnight Monday through Saturday and until 10:00 p.m. on Sunday.
- 2) Allow up to 10 events per calendar year until 2:00 a.m.

The Pratt Place Inn and Barn has been in operation for approximately six years without significant impact to the neighborhood, based on staff's observations and neighbors' input. There have been, as noted herein, some incidents of operating outside the hours of operation. Limiting operating hours to 10:00 p.m. every day during the week may in fact put this facility at a disadvantage to other similar facilities, as suggested by the owners (the applicant has researched similar type facilities in other cities and submitted operating requirements for these facilities, attached). However, operations at the Pratt Place Inn must be balanced with the expectations of residents living nearby, since the presence of music at the facility has, in fact, been a source of some complaints in the past six years.

Police Department incident reports indicate there have been 13 noise complaints since 2008. However, no violations of the noise ordinance have ever been detected. Violations that have been documented were related to operating after the current hours of operation, and not noise. Based on this evidence it appears that the operators are closely monitoring events and activities on the property and managing noise levels in an effort to reduce impacts on the surrounding neighborhoods.

Based on this evidence, staff feels that the owners should be allowed to extend operating hours to a limited extent, on a trial basis. If during this trial period management can continue to operate the facility in compliance with the noise ordinance and with consideration of surrounding property owners, the new operating hours could be approved without limitation. We are recommending a two-year trial period.

Staff's recommendation does not include a provision to operate up to 10 events until 2:00 a.m. as requested by the Archer's. In staff's opinion, these type of events operating regularly throughout a year should be limited to commercial establishments in areas where primarily other commercial, not residential, activities are occurring. Events at this venue bring additional traffic, noise and overall busy-ness to an otherwise residential area. It is our opinion that extending the hours to 2:00 a.m., even if the staff and Police are notified beforehand, will not reduce the impact on neighbors at this hour of the night. Further, if it is communicated up front what the hours are for this venue, we believe that the expectation for the type of events hosted at this location will also be more appropriately planned. In our research into other event venues found outside of commercial areas, hours of operation generally tend to be much more restricted. However, the applicant's point about New Year's Eve parties is valid, and common even in residential areas, so staff is recommending in favor of this 1 event per calendar year extending until 1:00 a.m.

Staff Recommendation:

1) Operating hours for events shall be as follows:

Sunday 7:00 a.m. – 10:00 p.m.

Monday through Saturday 7:00 a.m. – Midnight

2) One New Year's Eve event (December 31) each year may be allowed until 1:00 a.m.

3) These new hours are granted for a trial period of two years from the date of City Council approval. One year from this approval date, the City Council shall review any valid complaints and/or violations and determine at that time if the new operating hours should be extended beyond the two year period.

BUDGET IMPACT

None.

**ADDITIONAL INFORMATION FROM
APPLICANTS**

October 16, 2013

REQUEST FOR CERTAIN MODIFICATIONS TO THE PRATT PLACE INN AND BARN PZD CONDITIONS

It has been almost eight years since the Pratt Place Inn and Barn PZD conditions were adopted (November 1, 2005) by the Fayetteville City Council and, due to changes which have occurred since the PZD was created, we would like to request that certain of the conditions be revised. (For your information, the hours set in the “Additional Conditions of Approval item 1.” put the hours as 7:00 a.m. until 10:00 p.m. Sunday through Thursday and from 7:00 a.m. until 12:00 a.m. Friday and Saturday.)

1. Amend the operating times of Pratt Place Inn and Barn as follows:

An event go no later than 12 midnight Monday through Saturday and 10:00 p.m. on Sunday.

There is considerable competition in Fayetteville and Northwest Arkansas for assembly venues and the current time restrictions on Pratt Place Barn put us at a disadvantage vis-a-vis other locales. Most events at Pratt Place Barn, especially the weddings, take place on weekends and wind down between 10 and 11 p.m. or sometimes midnight, but there are occasions when there are weekday weddings or events and the current 10:00 p.m. cut off we now realize is too restrictive.

(For your information, the hours in Fayetteville for the legal service of alcohol is 10:00 a.m. until 2:00 a.m. Monday-Saturday and 12:00 p.m. until 10:00 p.m. Sunday.) This does not mean that we want events that go on as long as is legally allowed for other venues, rather longer than the current PZD provision allows. We should mention, since it may not be obvious, that the barn and inn are not public venues like the ones on Dickson Street where people come to be entertained into the wee hours, but rather venues



rented by families or groups for their own events and their invited guests.

2. Allow for up to ten (10) events per calendar year to go until 2:00 a.m.

This is to permit events where the venue renter wants to go until that time. Such an event would require at least one week's prior notice in writing by Pratt Place Inn to the City of Fayetteville Planning Department. (If you wish, you could also say the Police Department must be copied on that request.)

We have found that there are groups which wish to have their event go until 1 or 2 a.m. and we would like to be able to accommodate, though on a limited basis, such requests. Imagine, for example, a New Year's Eve party when New Year's falls on a Sunday. It fell on a Monday in 2012. Or a Fourth of July Party when the Fourth falls on a Thursday as it did this year. Also, there are young people who like to dance into the wee hours. You must remember such times in your past.

+++++

Observations on concerns about the noise level.

The residential noise decibel level is 60 decibels until 11:00 p.m. and 55 afterward. This is the level "as measured at any point on the boundary of the property from which the sound or noise was emanating."

We are as sensitive to the noise issue as anyone, we observe the RESIDENTIAL decibel level. The noise level is and always has been as much a concern for us as it is for adjacent residents. We always have enforced the City of Fayetteville's noise regulations and actually would appreciate a periodic noise monitoring by whichever city entity is responsible for it. We have asked in writing that the Fayetteville Police, when investigating a noise complaint,

bring a decibel monitor. Because Pratt Place Inn is far closer to the barn than any adjacent residents and because the guests at the inn stay there because of the tranquility of the area, it is as much, or more, our concern that whatever music comes from the barn not be excessive or disturbing. Furthermore, we live on the property, dine outdoors on our porch in good weather, and sleep with our windows open in appropriate weather. Consequently, we have a personal interest in restraining the volume of music, even if it is at the property perimeters of what is permitted by City of Fayetteville sound levels. There is simply not a noise problem emanating from Pratt Place. Anyone who claims there is probably is pursuing some ulterior motive.

+++++

Some may ask why we did not make a case for different hours when the PZD proposal was before the Fayetteville City Council in 2005. The answer is quite simple—we had no idea at that time what the weekly or monthly usage would be for our facilities, and we were thinking in terms of there being mainly weekend events.

We have to point out absolutely vital factors in this revision request. With the current restrictions on the hours for events, we will not be able to survive financially. We have put everything we have into this project. We have taken out an additional loan from Metropolitan Bank apart from the mortgage, have taken out lines of credit and borrowed on them to the maximum on our house in Fayetteville and our residence in Des Moines, and have invested every last penny of my retirement funds in this project. Without the increased income from more flexible PZD requirements we will immediately collapse under the weight of our financial obligations, the operation will go into bankruptcy, and our creditors will seize the property and dispose of it. Since the Pratt Waterman Archer and Markham property has been a part of the Fayetteville scene for as long as anyone living can remember, there is an assumption on the part of others that it can just go on being the way it was if they just insist

on it being that way without any sacrifice to themselves. Others love to have the woods and fields and the sense of being in nature in the midst of the city, but without any understanding of the effort and cost that accompany it.

Some will say that we are chipping away at the “safeguards” and conditions of the PZD, in an effort to weaken them, despite the fact that we agreed to them in 2005. That is not at all the case. What other facility in Fayetteville, indeed, in Northwest Arkansas, carries on completely out of sight of the surrounding neighborhood. Our parking is unseen, the weddings and parties are unseen, and the guests and visitors are unseen. Markham Road is as it was 50 or 75 years ago, only paved. Business, life, and the evolution of a city put forth numerous unanticipated challenges, and zoning inflexibility would paralyze cities. Did the people who bought houses on North Garland know they were going to be living on a four lane divided road? Did the City of Fayetteville, when it supported the building of the Walton Arts Center and the improvement of Dickson Street, know it was going to install a vast area of paid parking? And did it know it was going to build a multilevel parking garage at the corner of School and Spring Streets? Put another way, did the City of Fayetteville deceive citizens by not anticipating or telling what was going to be needed, or is it simply responding to demands and factors that have emerged over time? I believe all reasonable people know it is the latter, and that is, writ very small, what has happened with Pratt Place Inn and Barn which have done nothing but add to the allure of Fayetteville with a magnificent one-of-a-kind inn and venue, and have only enhanced the beauty of the University Heights neighborhood.

Sincerely,

Julian and Jane Archer And their heirs and descendants.

Pratt Place Inn & Barn: Decibal Readings *(During an event)* October 11, 2012

	<u>9pm</u>	<u>10pm</u>	<u>11pm</u>	<u>12am</u>	<u>1am</u>	<u>Baseline</u>
Tower & Sang	<u>47</u>	<u>47</u>	<u>48</u>	<u>46</u>	<u>47</u>	<u>48</u>
Sang & Haskell	<u>51</u>	<u>49</u>	<u>49</u>	<u>47</u>	47 49	<u>48</u>
Dining Room	<u>49</u>	<u>50</u>	<u>51</u>	<u>50</u>	51 52	<u>48</u>

Recorded/Taken by: Andrew Smith

Errors due to road/highway noise: ± 1 decibel
Basin event begins to occur around 11pm
Kings & Haskell Intersection: No sound from inn
ok to be heard over
highway noise

Decibel Readings
Pratt Place Inn and Barn

ambient (no event)

Date: 17 Oct. 2012
Notes: No event

*Significant bump, drop
between 9pm and 10pm
greatly reduced insect
noise in surrounding
area*

	9pm	10pm	11pm	12pm	1am
Markham and Cross	<u>54</u>	<u>49</u>	<u>46</u>	<u>42</u>	<u>42</u>
Water Tower and Sang	<u>55</u>	<u>49</u>	<u>48</u>	<u>48</u>	<u>47</u>
Haskell and Sang	<u>57</u>	<u>48</u>	<u>46</u>	<u>47</u>	<u>46</u>
Dining Room Patio	<u>54</u>	<u>48</u>	<u>47</u>	<u>46</u>	<u>46</u>

Completed by: Andrew Smith

April 23, 2013

LOG OF NOISE COMPLAINTS TO THE FAYETTEVILLE POLICE
DEPARTMENT FOR
PRATT PLACE INN AND BARN

2008

No complaints

2009

One complaint:

Thursday, October 29 10:09 p.m. From William Feldman

2010

Two complaints:

Saturday, March 13 9:10 p.m. From Elaine Wade

Saturday, November 6 9:03 p.m. From William Feldman

2011

One complaint

Thursday, May 26 8:49 p.m. From William Feldman

2012

Four complaints:

Saturday, June 30 8:11 p.m. From William Feldman

Saturday, September 8 10:22 p.m. anonymous

Thursday, October 11 11:30 p.m. From William Feldman

Saturday, December 8 11:13 p.m. From William Feldman*

2013

One complaint

Thursday, February 28 11:49 p.m. From William Feldman

Total police complaints in six years--9--seven of which are from the same person. Please examine the reports filed by the Fayetteville Police Department on these complaints.

One email complaint (2012) Thursday, September 27 1:22 a.m. email from William Feldman to Mayor Jordan. No call to police.

Also, attached is a decibel reading taken October 11, 2012. The level allowed by the City of Fayetteville for a residential area is 60 from 7 a.m. to 11 p.m. and 55 from 11 p.m. until 7 a.m. Furthermore, please note the decibel level recorded in the police report for February 28, 2013. **They all are below the legal maximum for the 11 p.m. to 7 a.m. time period.**

You will find attached an ambient decibel reading to show the normal noise level in this area.

*Despite my letter to Chief Tabor of December 3, 2012, requesting that when the police respond to a noise complaint concerning Pratt Place that they bring a decibel meter, the police did not do so. I should add that they told the Pratt Place person on duty that everything was all right and they did not write a report.

FAYETTEVILLE CODE OF ORDINANCES
 TITLE IX GENERAL REGULATIONS

- (4) The use of bells or chimes in conjunction with places of religious worship; and
- (5) The intentional sounding or permitting the sounding of any fire, burglar or civil defense alarm, siren, whistle or similar stationary or emergency signaling device, for emergency purposes or for testing, provided such testing uses only the minimum cycle test time.

(C) For the purpose of this section, the use of an amplification device, radio, television, phonograph, drum, musical instrument or similar device which produces, reproduces, or amplifies sound shall be deemed annoying or disturbing to a person, reasonably calculated to disturb the peace and unreasonably offensive and injurious to the public if the sound is produced between the hours of 1:00 a.m. and 8:00 a.m., and is plainly audible a distance of 150 feet or more from the source of the sound.

(1) Plainly audible means any sound produced as set forth above which clearly can be heard at a distance of 150 or more feet. The measurement standard shall be by the auditory senses, based on direct line of sight. Words or phrases need not be discernable and bass reverberations are included.

(2) This provision shall not apply to athletic or school related events

(Code 1965, §13-8.1(a), (b); Ord. No. 2580, 12-4-79; Ord. No. 2873, 11-2-82; Ord. No. 2911, 4-5-83; Ord. No. 2937, 9-6-83; Ord. No. 4052, §1, 9-2-97; Code 1991, §96.02)

Cross reference(s)--Penalty, §96.99

96.03 Measurements

Sound level measurements shall be made with a sound level meter Type II or better using the A-weighted scale in conformance with the standards promulgated by the American National Standards Institution.

(Code 1965, §13-8.1(k); Ord. No. 2580, 12-4-79; Ord. No. 2873, 11-2-82; Ord. No. 2911, 4-5-83; Ord. No. 2937, 9-6-83; Code 1991, §96.03)

96.04 Limitations By Land Use Category

(A) No person shall operate or cause to be operated, or permit, contract or allow to be operated on premises on public or private property any identifiable source of sound in such a manner as to create a sound level within the use districts in Table 1 below which exceeds the maximum noise levels as set forth in Table 1 as measured at any point on

the boundary of the property from which the sound or noise was emanating. Except between the hours of 10:00 p.m. and 1:00 a.m., a complaint under this section must be brought by a property owner or leaseholder affected by excessive noise on their property.

TABLE 1

Use Districts	Time	Maximum Noise Levels
All residential zones	7:00 a.m. to 11:00 p.m.	60 dB(A)
All residential zones	11:00 p.m. to 7:00 a.m.	55 dB(A)
All commercial zones	7:00 a.m. to 11:00 p.m.	75 dB(A)
All commercial zones	11:00 p.m. to 7:00 a.m.	70 dB(A)
All industrial zones	7:00 a.m. to 11:00 p.m.	80 dB(A)
All industrial zones	11:00 p.m. to 7:00 a.m.	75 dB(A)

All measurements shall be taken with a sound level meter in its fast or peak level setting.

(B) *District boundaries.* When a noise source can be identified and its noise measured in more than one use district, the noise level limits of the most restrictive use district shall apply at that district boundary.

(C) *Commercial source.* Notwithstanding the zoning classification of the underlying parcel, restaurants, night clubs, private clubs, auditoriums, dance halls, and rehearsal studios are defined as commercial sound sources existing in commercial zones for the purposes of this chapter.

(D) *Transient source.* For a transient sound emanating in any land use category, the peak noise level shall not exceed 20 decibels above the limit set in Table 1 above.

(E) *Construction.* Construction projects shall be subject to the limitations specified for industrial zones for the period of time allowed by the building permit.

(Code 1965, §13-8.1(c); Ord. No. 2580, 12-4-79; Ord. No. 2873, 11-2-82; Ord. No. 2911, 4-5-83; Ord. No. 2937, 9-6-83; Ord. No. 3624, §1, 8-4-92; Ord. No. 3724, §1, 9-21-93; Ord. No. 3926, §1, 10-3-95; Ord. No. 4047, 7-15-97; Code 1991, §96.04)

Cross reference(s)--Penalty, §96.99

SIMILAR FACILITIES

Subject: Wilder Mansion

D. 5
ADM 13-4450 (Pratt Place Inn)
Page 17 of 60

From: Dovidio, Meagan (mdovidio@epd.org)

To: profarcher@yahoo.com;

Date: Wednesday, September 25, 2013 11:41 AM

Julian,

The Wilder Mansion remains open to guests until midnight. The decision for our closing time was not based on city ordinance; rather a decision to remain competitive in our market. Most wedding venues in our area (mansions, hotels, country clubs, etc.) are open until midnight. We set our hours based on industry standard.

Attached you'll find a copy of our rental use policies. Please feel free to call or email with any additional questions.

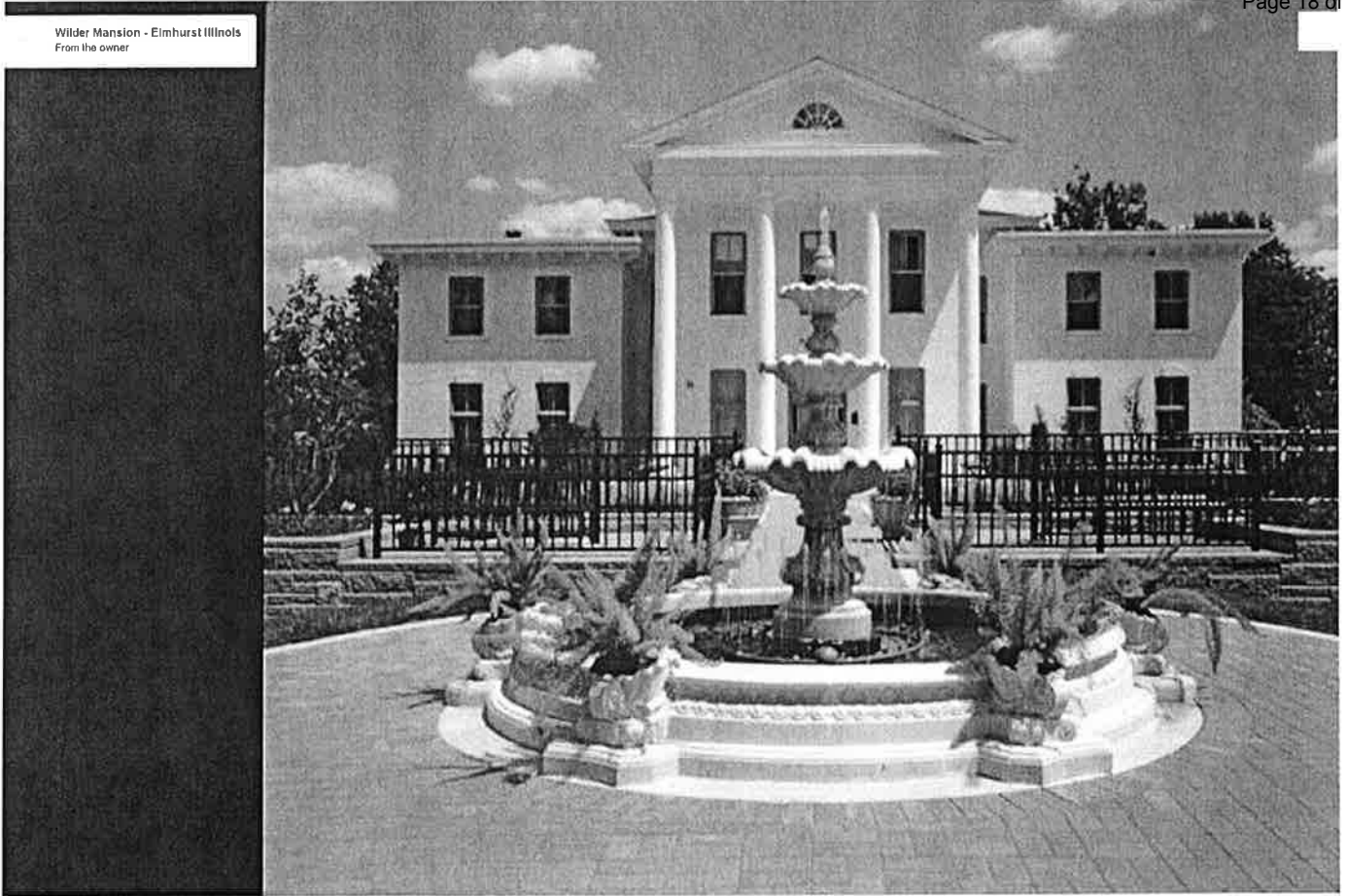
Thanks,
Meagan

Meagan Dovidio
Facility Rental Supervisor
Elmhurst Park District
186 S. West Avenue | Elmhurst, IL | 60126
(630) 993-8186 | Fax: (630) 993-8966 | www.epd.org | www.wildermansion.org

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Wilder Mansion - Elmhurst Illinois
From the owner



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W I L D E R M A N S I O N

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[FLOOR PLANS](#)

[WILDER MANSION RENTAL BROCHURE](#)

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WILDER MANSION AND FORMAL GARDEN USE POLICY

GROUP SIZE CAPACITY

The Wilder Mansion can hold a maximum of 250 people. The second floor can hold approximately 180 people for a seated event.

HOURS

Event hours are listed on the contract. The Mansion doors will open at the "Starting" time and close at the "Ending" time. All setup and clean up must occur during the listed event hours. Any additional time is subject to an additional fee. Please confirm your event time with your vendors.

Vendors generally require two hours for setup and one hour for breakdown. All event services end one hour prior to the end of the rental period, and all guests are required to vacate the premises at that time. The Mansion will close to all renters, guests and vendors at the "Ending" time stated on the contract. Mansion staff reserves the right to deny changes to event times made on the day of the event. Midnight is the closing time for all guests within the Mansion.

EVENT SPACE

Event space inside Wilder Mansion is limited to the first floor, second floor and front garden (weather permitting). For security and safety, guests may not enter the basement or third floor. The main entrance faces the west and is ADA-accessible. The east doors are an emergency exit only. No alcohol is permitted in Wilder Park or Wilder Formal Gardens. The Mansion is located in DuPage County.

TELEPHONE

The Wilder Mansion is equipped with a direct phone line (630) 993-8674 for incoming and outgoing calls during events. For all rental questions, please call (630) 993-8186.

RESTROOMS

The Wilder Mansion has eight restrooms (four per floor) within the facility that hospitality staff will keep stocked and clean during all events.

MUSIC AND DANCING

Amplified music is allowed on the first and second floors. In consideration of the surrounding residential neighborhood, music is absolutely prohibited outside the Wilder Mansion. The user is responsible for any facility damage caused by musicians during equipment load-in and/or load-out. Dancing must occur in the Wadhams Room. The in-house music system can be used for announcements and background music only. All dancing music must be played on a separate system.

ELECTRICAL

The Wilder Mansion is equipped with 120V/20 amps. Please inform disc jockeys and/or musicians of this prior to the event to avoid any unforeseen electrical problems.

PARKING

Parking is permitted in the Wilder Administrative building parking lot located next to the Mansion. While additional guest parking is available on the street, the Elmhurst Park District asks all guests to please be considerate of neighbors by not blocking driveways and keeping noise to a minimum.

HOUSEKEEPING

Wilder Mansion will be clean and ready for setup prior to all scheduled events. The caterer is responsible for cleaning the food preparation areas and food service cleanup during/after an event.

WILDER MANSION



Google earth

feet
meters



Google earth





Events Manager <events@prattplaceinn.com>

Mayslake Peabody Estate policies

Janneke Fowers <jfowers@dupageforest.com>
To: "events@prattplaceinn.com" <events@prattplaceinn.com>

Tue, Oct 1, 2013 at 11:06 AM

Morning Julian,

Please find attached the contract that we use including the operational policies and an info sheet we also send out. Below are some comments on things we talked about on the phone yesterday.

We do not use standard event times

Events are 4 hours with the possibility of extending it with one hour

 All events need to end by Midnight. This is a courtesy to our neighbors and to be able to staff events.

Included in the rental is a 2-hour set-up before the start time of the event and a 1-hour clean-up

Caterer is responsible for all set-up and break down

We have several floor plan options the client can choose from.

We do not offer packages. All services (caterer, florist, photographer) are contracted by the client directly.

Please let me know if you have any further questions.

Thank you,

Janneke Fowers

Education Site Manager

Office of Education - Mayslake Peabody Estate

Forest Preserve District of DuPage County

Phone: (630) 206-9567 | Fax: (630) 850-2362

www.mayslakepeabody.com

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2 attachments

 **RENTAL CONTRACT final.doc**
144K

 **Info sheet Hall_EH.doc**
28K



Events Manager <events@prattplaceinn.com>

Mayslake Peabody Estate policies

Janneke Fowers <jfowers@dupageforest.com>
To: "events@prattplaceinn.com" <events@prattplaceinn.com>

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Janneke Fowers

Education Site Manager

Office of Education - Mayslake Peabody Estate

Forest Preserve District of DuPage County

Phone: (630) 206-9567 | Fax: (630) 850-2362

www.mayslakepeabody.com

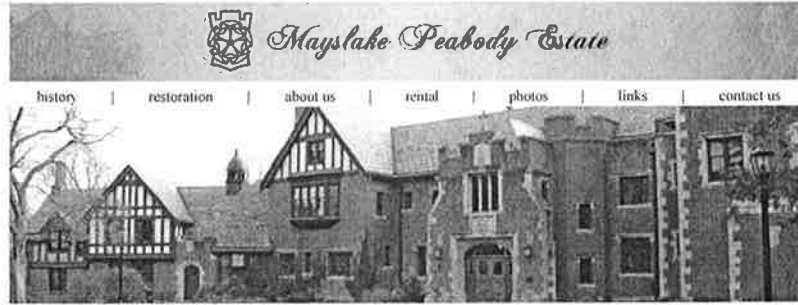
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2 attachments

 **RENTAL CONTRACT final.doc**
144K

 **Info sheet Hall_EH.doc**
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RENTALS

- Portiuncula Chapel
- Mayslake Hall
- Event Hall
- Floor Plan
- Rental FAQ

Social Events

Given that Mayslake Peabody Estate is both a National Historic Landmark and a venue for public programming, we take pride in protecting this one-of-a-kind property and serving our visitors. We are honored by your interest in hosting an event at Mayslake Peabody Estate and look forward to helping you understand how, as a client, you will be asked to join in our stewardship of this local and national treasure. From weddings and art exhibits to film shoots and theater productions, Mayslake Peabody Estate is committed to ensuring your complete satisfaction.

Meetings/Workshops

Whether you are planning your company meeting, retreat or presentation, Mayslake Hall offers a unique and stimulating environment. We are able to accommodate small groups of 10 or larger groups up to 200. We can also offer additional event services such as coffee and tea breaks for your meetings.

Mon-Fri - < 20 people	\$75 (2 hour rental) / \$150 (4 hour rental)
Non-Profit	\$25 (2 hour rental) / \$50 (4 hour rental)
Mon-Fri - 20-65 people	\$150 (2 hour rental) / \$275 (4 hour rental)
Non-Profit	\$50 (2 hour rental) / \$100 (4 hour rental)
Mon-Fri - 66-200 people	\$500 (4 hour rental)
Non-Profit	\$175 (4 hour rental)

Commemorative Brick

The Mayslake Commemorative Brick Program provides the public with a permanent memento of a special date, event, person or group. A Commemorative Brick makes a wonderful gift, as purchasers of this keepsake are considered donors. Many couples purchase a brick as a remembrance of their wedding day and incorporate the placement of the brick into their wedding ceremony.



Please fill out a Commemorative Brick order form.

Portiuncula Chapel

History

The Portiuncula Chapel was built in 1926, in memory of Francis Stuyvesant Peabody at the request of his widow and son Jack. It was originally located on the spot where Peabody suffered a heart attack and died during a drag hunt. It is a replica of the Portiuncula Chapel in Assisi, Italy, which takes its name from the "little portion" of land where St. Francis received his call to serve the poor. The front features a colorful stone mosaic of St. Francis receiving the Portiuncula Indulgence. Both F. S. Peabody and his son Jack were interred under the Chapel.



Over the years, nature and vandalism took its toll on the deteriorating structure. After the land the chapel was situated on was sold in 1974, the chapel was moved and rebuilt at its present location. Following the sale of the property to the DuPage County Forest Preserve District in 1993, the bodies of Francis and Jack Peabody were moved, together with all the friars, to Queen of Heaven Cemetery in Hillside.



Seating Capacity

facebook



TOURS

JOIN US FOR A DOCENT GUIDED "RESTORATION IN PROGRESS" TOUR

WEDNESDAY:
11a.m./12:30p.m.

SATURDAY:
9:30a.m./10a.m./11a.m./11:30a.m.

HAVE A GROUP OF EIGHT OR MORE? CALL FOR A PRIVATE TOUR! 630-206-9588

\$5 PER PERSON

Click here to see who made the solarium restoration possible!

Click here to see who made the library restoration possible!

What's Next?

How about restoring the dining and breakfast room, completing the restoration of the back terrace elevation and restoring one of the servant's rooms? Your help is vital in making this happen! Please become a member of the Restoration Society, and join us in preserving our heritage!

Click here to make a donation. Thank you.



Rental Contract

Applicant Name(s): Name

Organization Name: Name

Address

City, State Zip code

Event Details

Date: Date	Event: Field
<i>Location I:</i> Location	<i>Location II:</i> Location
<i>Set-up I:</i> Time PM	<i>Set-up II:</i> Time PM
<i>Start I:</i> Time PM	<i>Start II:</i> Time PM
<i>End I:</i> Time PM	<i>End II:</i> Time PM
<i>Clean-up I:</i> by Field PM	<i>Clean-up II:</i> by Time
<i>Rehearsal:</i> TBD	
<i>Guest Count:</i> Amount	<i>Guest Count:</i> Amount

The undersigned has read and agrees to abide by all of Mayslake Peabody Estate policies and the policies of the Forest Preserve District of DuPage County, and will assume responsibility for any damage done to Mayslake Peabody Estate or its contents during the rental period and occurring as a result of using such facilities, including damage done by attendees. In the event that any damage occurs, the Forest Preserve District staff will make arrangements for this to be remedied and the applicant will be responsible for all costs incurred.

Furthermore, the applicant(s), vendors, agents, employees and guests will attend and use the Mayslake Peabody Estate at their own risk. The Forest Preserve District of DuPage County shall not be liable for any damage arising from personal injuries sustained by any such person on the premises of Mayslake Peabody Estate. The applicant(s) assumes full responsibility for such damages. Mayslake Peabody Estate and Forest Preserve District staff shall not be liable for any equipment, property or personal belongings, whether rental or otherwise, which are used or left at Mayslake Peabody Estate in conjunction with an event. In consideration of being granted the right to use Mayslake Peabody Estate, the applicant(s) hereby releases and holds harmless the Forest Preserve District of DuPage County, its Commissioners, employees and agents from any claims, demands or rights of action arising out of such use of Mayslake Peabody Estate and adjacent facilities.

(Please check both boxes)

- I/We have read and understand the foregoing assumption of risk and release statement.
- I/We agree to abide by all the Mayslake Peabody Estate Operational Guidelines included with this contract.

Signature of Applicant(s):

_____ Date: _____

_____ Date: _____



MAYS LAKE PEABODY ESTATE



Google earth

feet
meters



500'



Google earth

Call to Book an Event
630-668-5392

Danada House, a Facility of the Forest Preserve District of Dupage County,
Operated by the Friends of Danada, a Not-For-Profit Organization



[HOME](#) | [ATRIUM](#) | [RATES & LAYOUT](#) | [MAPS](#) | [HOTELS & CATERERS](#) | [PORTFOLIO](#) | [EQUIPMENT](#) | [NEWS](#) | [CONTACT](#) | [POLICIES](#)



DANADA HOUSE PORTFOLIO - *Click to Enlarge*



DANADA HOUSE | 3501 NAPERVILLE RD | WHEATON, IL 60189 | 630-668-5392 Located in central DuPage County, we serve Chicago and its suburbs, including Wheaton, Naperville, Lisle, Downers Grove, Glen Ellyn, Schaumburg.

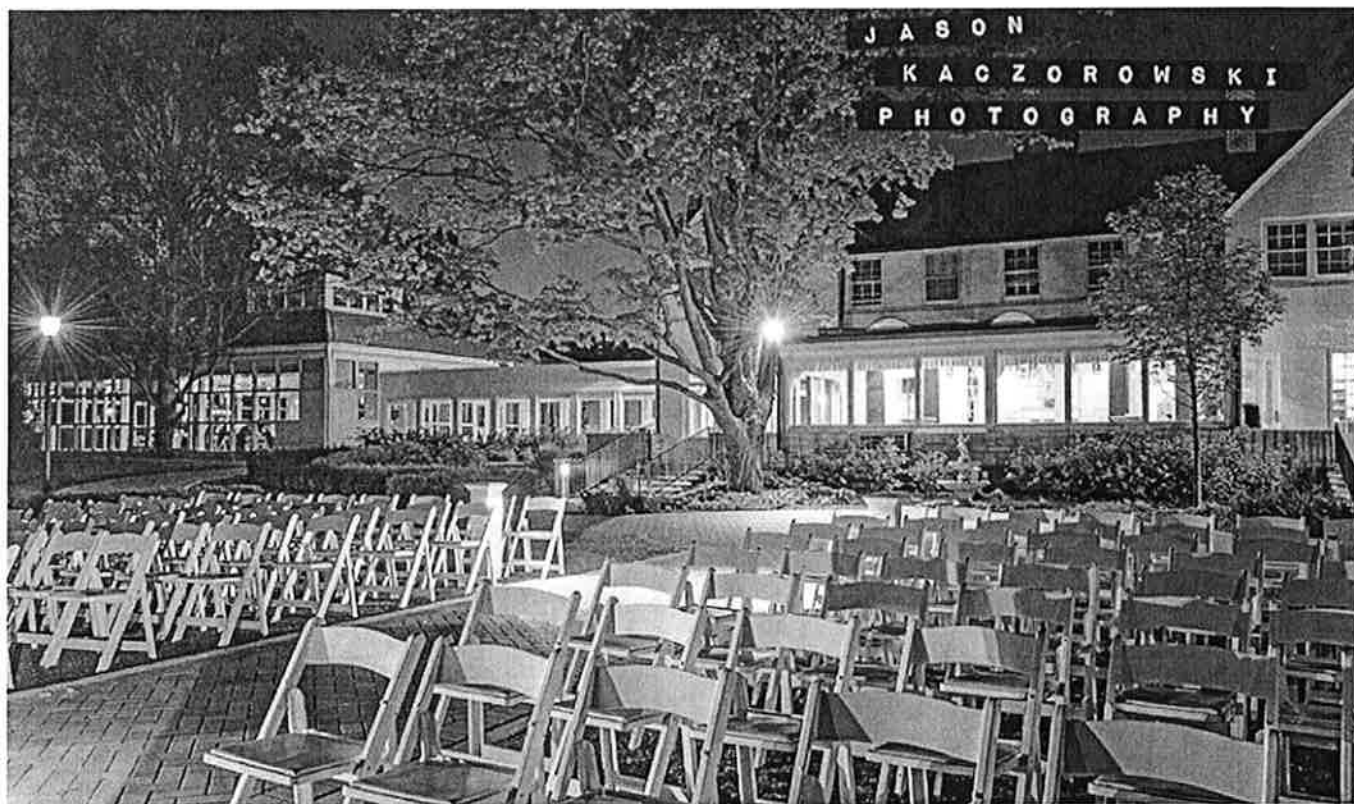
[HOME](#) | [ALL-SEASON ATRIUM](#) | [RATES & LAYOUT](#) | [MAPS](#) | [HOTELS & CATERERS](#) | [PORTFOLIO](#) | [EQUIPMENT](#) | [NEWS](#) | [CONTACT/REQUEST INFO](#) | [POLICIES](#)

Call to Book an Event
630-668-5392

Danada House, a Facility of the Forest Preserve District of Dupage County,
Operated by the Friends of Danada, a Not-For-Profit Organization



HOME | ATRIUM | RATES & LAYOUT | MAPS | HOTELS & CATERERS | PORTFOLIO | EQUIPMENT | NEWS | CONTACT | POLICIES



DANADA HOUSE PORTFOLIO - Click to Enlarge



DANADA HOUSE | 3501 NAPERVILLE RD | WHEATON, IL 60189 | 630-668-5392 Located in central DuPage County, we serve Chicago and its suburbs, including Wheaton, Naperville, Lisle, Downers Grove, Glen Ellyn, Schaumburg.

HOME | ALL-SEASON ATRIUM | RATES & LAYOUT | MAPS | HOTELS & CATERERS | PORTFOLIO | EQUIPMENT | NEWS | CONTACT/REQUEST INFO | POLICIES

© COPYRIGHT 2010, DANADAHOUSE / FRIENDS OF DANADA. ALL RIGHTS RESERVED

Danada Forest Preserve

Location

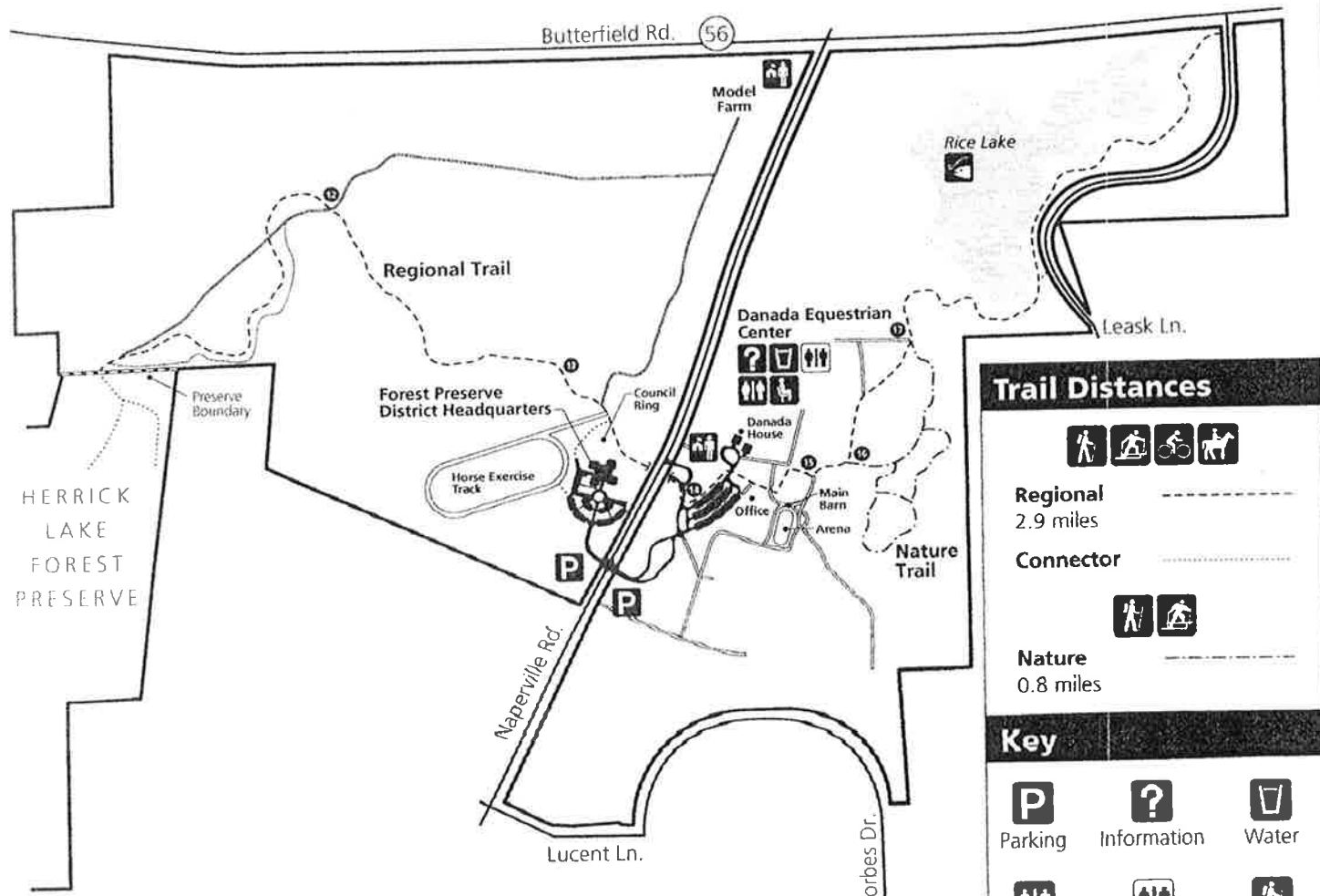
The entrance is located on the east side of Naperville Road 1 mile south of Butterfield Road (Route 56) and 0.75 mile north of I-88.

Preserve Features

- Rolling terrain
- Prairies and woodlands— waterfowl, herons, deer, foxes, coyotes, grassland birds
- Nature Trail — oak savanna, wildflowers and songbirds
- Horses grazing at Danada Equestrian Center
- Danada House, former estate of Dan and Ada Rice
- Prairie-style stone council ring and seating area west of Naperville Road
- Access to fishing along shores of Rice Lake

Please Be Aware

- Horses not allowed on Nature Trail



Trail Distances

Regional	-----		
2.9 miles			
Connector	-----		
Nature	-----		
0.8 miles			

Key

Parking	Information	Water
Latrines	Restrooms	Hiking
Biking	Skiing	Horseback Riding
Fishing	Bench	Guard Residence
#	Trail Marker	



EMERGENCY — 911

Danada House, a Facility of the Forest Preserve District of Dupage County,
 Operated by the Friends of Danada, a Not-For-Profit Organization



[View Larger Map](#)



[Terms](#)

Here is another map courtesy of maps.yahoo.com

[Print our Map](#)

Location

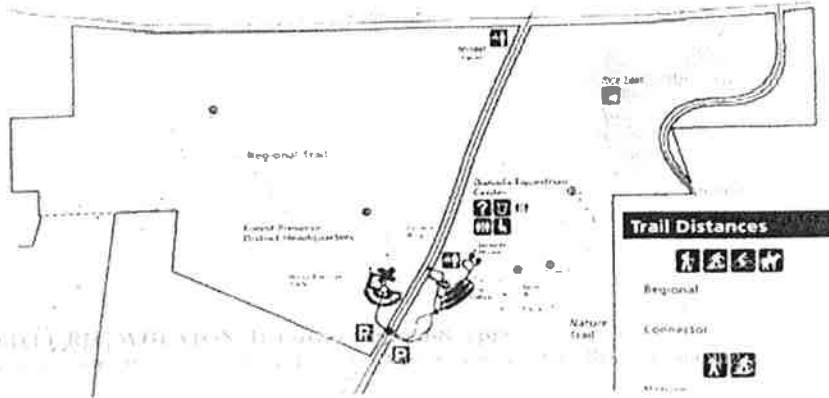
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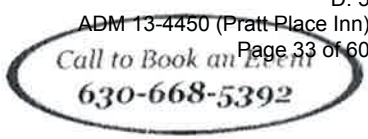
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Please Be Aware

- Horses not allowed on Nature Trail





Danada House, a Facility of the Forest Preserve District of Dupage County,
 Operated by the Friends of Danada, a Not-For-Profit Organization

House Rates

effective September 1, 2012

Weekends and Holidays

Friday 4pm -- Monday 12am and Most Holidays
 8am--4pm (event 10am--3pm)
 4pm--12am (event 6pm--11 pm)

		Refundable Security Deposit
Danada House with Atrium	\$3,200.00	\$1,200.00
Danada House	\$1,000.00	\$500.00
Chairs for Ceremony	\$3 per Person	
<u>12am--1am</u>	\$125.00	

Weekday Evenings: Monday--Thursday

4pm--12am (8 hours)

Danada House with Atrium	1,500.00	\$750.00
Danada House	\$500.00	\$250.00
<u>12am--1am</u>	\$125.00	

Weekdays

8am--4pm (8 hours)

Danada House with Atrium	\$1,000.00	\$500.00
Danada House	\$250.00	\$125.00
<u>12am--1am</u>	\$125.00	

Danada House Services

Morning Coffee Break (for up to 40 guests)

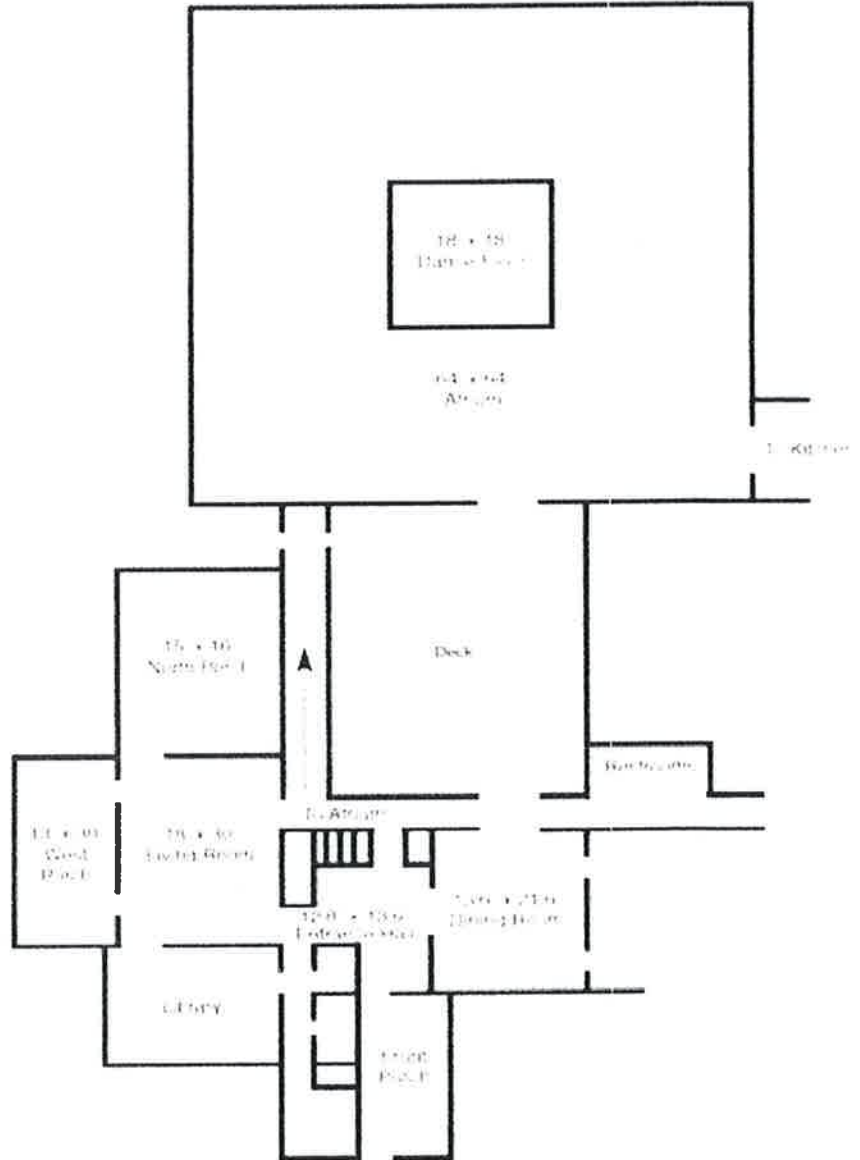
Coffee, Tea, Pastries and Fruit \$9.50 per Person

Afternoon Coffee Break (for up to 40 guests)

Coffee, Soda, Cookies and Fruit \$9.50 per Person

Coat Check Attendant \$100.00

Use of the Fireplace \$25.00



Danada House Floor Plan



A 648 feet - WADE RESIDENCE
B 1002 feet - FELDMAN RESIDENCE

1995

© 2013 Google

Imagery Date: 3/24/2012 36°03'55.05" N 94°11'24.82" W elev 1489 ft eye alt 2857 ft

HaskellHeights

Google earth



ORIGINAL PZD DOCUMENTS

Doc ID: 009410200003 Type: REL
Recorded: 12/08/2005 at 02:08:34 PM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Springs Circuit Clerk
FILE # 2005-00054544

ORDINANCE NO. 4786

AN ORDINANCE ESTABLISHING A COMMERCIAL PLANNED ZONING DISTRICT TITLED C-PZD 05-1670, PRATT PLACE INN, LOCATED AT THE WEST END OF MARKHAM ROAD, CONTAINING APPROXIMATELY 72 ACRES, MORE OR LESS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FAYETTEVILLE; AND ADOPTING THE ASSOCIATED MASTER DEVELOPMENT PLAN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the zone classification of the following described property is hereby changed as follows:

From RSF-4, Residential Single Family, 4 units per acre and R-A, Residential Agricultural, to C-PZD 05-1670 as shown in Exhibit "A" attached hereto and made a part hereof.

Section 2: That the change in zoning classification is based upon the approved master development plan, development standards, statement of commitments and conditions of approval as submitted, determined appropriate and approved by the City Council.

Section 3: That this ordinance shall take effect and be in full force at such time as all of the requirements of the master development plan have been met.

Section 4: That the official zoning map of the City of Fayetteville, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

PASSED and APPROVED this 1st day of November, 2005.



By: Sondra Smith
SONDRA SMITH, City Clerk

APPROVED:

By: Dan Coody
DAN COODY, Mayor



C-PZD 05-1670 Pratt Place Inn

ZONING CRITERIA:

(A) *Proposed Uses.*

Planning Area 1

Permitted Use	Conditional Use	Type of Use
Unit 1		City-wide uses by right
Unit 2		City-wide uses by conditional use
	Unit 4	Cultural & Recreational facilities
Unit 6		Agriculture
Unit 7		Animal husbandry
Unit 8		Single Family Dwellings
Unit 13		Eating Places
Unit 14		Hotel, motel & amusement facilities
	Unit 29*	Dance halls*

* *Conditional use approval by the Planning Commission required; uses shall be limited to wedding receptions, scheduled private events, etc. that are related to the overall Pratt Place Inn project.*

Planning Area 2 & 3

Permitted Use	Conditional Use	Type of Use
Unit 1		City-wide uses by right
	Unit 4	Cultural & Recreational facilities
Unit 6		Agriculture

(B) *Density/Intensity*

Planning Area	Density (dwelling units)	Intensity (square feet nonresidential)
1	Maximum 4 dwelling units Oak Cabin (existing) 2248 W. Markham Tower House (existing) 109 N. Sang Innkeeper House (proposed) 2230 W. Markham Archer Log House (existing) 2115 W. Markham <i>Inn, maximum 4 new rental cabins do not count toward density, as these are not to be utilized as residences</i>	Maximum 33,340 SF Inn: 18,900 SF (proposed) Barn: 6,300 SF (existing) Two-stall barn: 340 SF English Cottage (existing): 1,800 SF Max. 4 cabins: 6,000 SF (1500 SF each proposed, with removal of existing cabins)
2	No dwelling units permitted	Any structure size permitted to be determined by Conditional Use Permit, if requested (Planning Commission)
3	No dwelling units permitted	Any structure size permitted to be determined by Conditional Use Permit, if requested (Planning Commission)

(C) *Bulk and area regulations.*

Planning Area	Lot width minimum	Lot area minimum	Land area per dwelling unit
1	200 feet (frontage onto a public street)	1 acres	1 acre
2	N/A	3.57 acres	No dwellings permitted
3	N/A	4.18 acres	No dwellings permitted

(D) *Setback requirements.*

Planning Area	Front	Side	Rear
1	50 feet	10 feet	20 feet
2	50 feet	10 feet	20 feet
3	50 feet	10 feet	20 feet

(E) *Height.* Maximum height for all structures.

Planning Area	
1	60 feet
2	50 feet
3	50 feet

(F) *Building area.* In any Planning Area the area occupied by all buildings shall not exceed 25% of the total lot area.

(G) *Signage.* Signage on the property shall be allowed as follows:

Planning Area	Freestanding Signage	Wall Signage
1	2'x3' freestanding sign at Sang and Markham 3'x5' freestanding sign at the end of Markham	As permitted in Commercial zones for the Inn; no other signage permitted
2	None permitted	As permitted in Residential zones
3	2'x3' freestanding sign at Cross and Markham	As permitted in Residential zones

* No pylon/pole signs shall be permitted, only monument signs. Signage location shall be permitted in accordance with setbacks and other criteria in Ch. 174 Signs, unless noted herein.

Conditions of Approval:

1. The Master Development Plan, Statement of Commitments and Architectural Standards submitted by the applicant shall be considered binding and tied to the zoning of the property. Conditions of approval as noted herein and other requirements placed upon the project with review of the Master Development Plan – Planned Zoning District by the City Council shall also be binding.
2. Pursuant to city ordinance, development of the property shall be approved by the Planning Commission through the large scale development review process. Should a subdivision of land be desired, all applicable ordinances and processes shall be followed in order to meet city ordinances.
3. A final legal description shall be approved by the GIS division prior to recordation of the ordinance, and shall accurately reflect the parcels requested for rezoning.
4. No amplified outdoor music shall be permitted at any point on the property. The property is surrounded by single family residences, and the potential for noise generation from the proposed development has been voiced as a concern.

5. Public water and sewer lines shall be extended as required by city ordinance at the time of development.
6. Street improvements at the time of development shall include the widening and repair or reconstruction of Markham Road to a minimum 20-foot width west of Cross Avenue into the subject property. Dedication of right-of-way to meet Master Street Plan requirements, appropriate drainage, lighting, sidewalk and other surrounding or adjacent street improvements as determined by the Planning Commission to be appropriate in alleviating the impact of the increase in use and traffic generation shall be determined by the Planning Commission.
7. Access to future outlying cabins will need to meet with Fire Department approval prior to building permit in order to provide adequate fire protection and emergency access in time of need. The slope, width and construction of interior drives to access future structures shall be evaluated at the time of development to ensure proper access is achieved.
8. At no time shall the proposed Inn or rental cabins be utilized for semi- or permanent residences, without City Council approval. The existing cabins on the property shall be removed prior to the issuance of building permits for the proposed cabins.
9. A Tree Preservation Plan shall be prepared at the time of development. At all times a significant tree canopy and vegetative buffer (visual and physical) shall be maintained adjacent to surrounding properties in Planning Area I, where the non-residential activities are to occur. Other tree removal for bona fide agricultural purposes is expected to occur. Trees that meet the significant tree status as determined by the Urban Forester shall remain, unless approved for removal by the Urban Forester.
10. Pursuant to the original Bill of Assurance rezoning a portion of the subject property for agricultural purposes, the following agricultural uses shall not be permitted within the Planning Areas: commercial chicken houses, hog farms or feed lots.
11. All development shall meet applicable building codes and other ordinances of the City of Fayetteville.
12. Zoning and development criteria shall be enforced as noted within the staff report "Zoning Criteria" sections A-G, as noted above. Said information shall be included with any submitted development plans.
13. Future non-residential development shall comply with the minimum standards for development in the Unified Development Code. Structures proposed shall be reviewed to ensure appropriate architectural compatibility with adjoining residential uses is maintained, including the incorporation of elements such as materials, roof pitches, porches, patios, etc.

14. Planning Areas 2 & 3 shall not be utilized for permanent or temporary parking, to discourage high volumes of traffic on surrounding substandard streets. Parking shall not be allowed on surrounding substandard public streets during events held on the property, unless and until the streets are improved to a sufficient level so as to allow for on-street parking, as determined by the Transportation Division.
15. ~~Phasing: The PZD ordinance shall be valid if all permits are issued to begin construction of the proposed Inn within one year of the approval date of the associated Large Scale Development by the Planning Commission. The PZD ordinance shall be valid if all permits are issued to begin construction of the proposed Innkeeper house and cabins within three years of the same approval date. See Additional Condition #8.~~
16. All overhead electric lines 12kv and under shall be relocated underground. All proposed utilities shall be located underground.

Additional Conditions of Approval:

- 1) **Hours of operation:** Pratt Place Inn restaurant and "barn" hours as utilized for private or public events shall be from 7:00 am until 10:00 pm, Sunday through Thursday, and from 7:00 am until 12:00 am, Friday through Saturday.
- 2) **Restaurant capacity:** The proposed restaurant shall have a seating capacity of no more than 60 dining seats, including indoors, the porch and any outdoor patios/decks, as presented in the proposed Planned Zoning District.
- 3) **Number of gatherings/events for assembly:** No more than four (4) gatherings/events per month shall be permitted at the Pratt Place Barn (2255 West Markham Road), Inn, restaurant or elsewhere on the subject property. Noncompliance with this condition shall constitute a violation of the zoning ordinance established with this Planned Zoning District.
- 4) **Barn occupancy and capacity:** The barn shall be inspected by the appropriate City officials and all necessary work (electrical, ingress/egress, structural, etc.) completed to bring it into compliance for the intended assembly occupancy prior to submittal of a large scale development for the Pratt Place Inn. Capacity shall be determined by current city codes. *The applicant at this time indicates an anticipated capacity of 376 persons for the barn, though the current building code will ultimately determine that ratio.*
- 5) **Vehicular ingress/egress:** Access to the Pratt Place Inn, restaurant and barn, including guests, service vehicles, solid waste, etc., shall be from Markham Road, as indicated in the proposed PZD. At this time, access shall be restricted from Sang Avenue.
- 6) **Existing structures:** The following structures shall be demolished/removed prior to issuance of a Certificate of Occupancy for the proposed inn/restaurant:
 - 2154 Evangeline Lane (Walnut House) ...utilizes septic tank
 - 2222 Evangeline Lane (Ravine House)...utilizes septic tank
 - 2371 W. Markham Road...not on septic or sewer

- 2375 W. Markham Road...not on septic or sewer
- 2379 W. Markham Road...not on septic or sewer

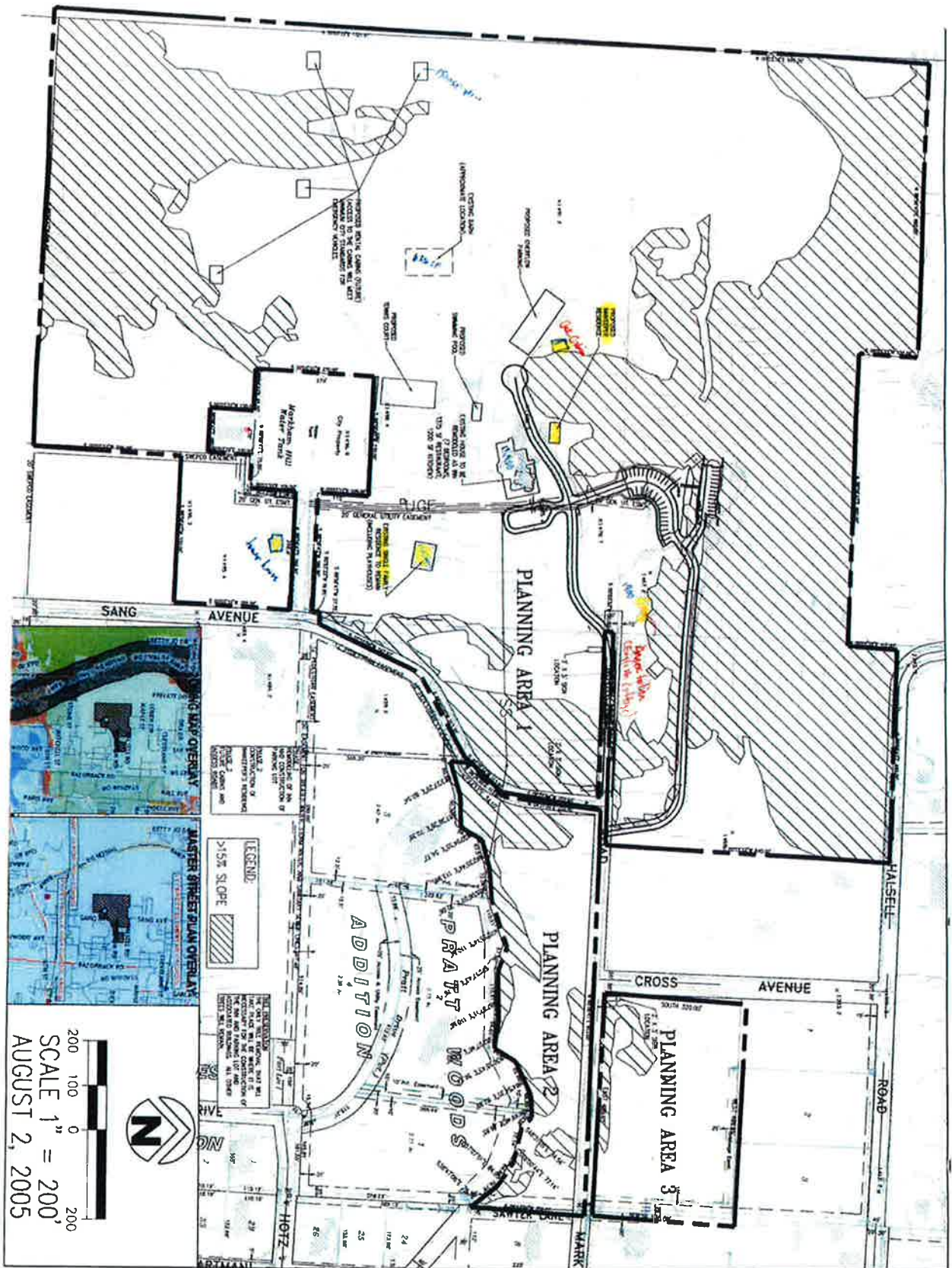
7) **Sewer connections:**

- All new buildings/structures permitted on the property shall connect to public sewer. *This includes the proposed four cabins, Inn/restaurant, pool, innkeeper residence and any other use requiring sewer.*
- Various existing buildings shall connect to public sewer when issued a building permit for expansion or replacement, and/or as required by city ordinance. This includes 2115 W. Markham (Archer log house), 2148 W. Markham (Archer cottage to become rental annex to inn), 2255 W. Markham (existing barn - *The barn shall connect to public sewer with the approval of the Inn/restaurant large scale development, prior to issuance of a certificate of occupancy, as the use of this structure is indicated to be for assembly occupancy and has the potential for large events).*

8) **Phasing: (Replace Condition #15):**

- The PZD ordinance shall be valid if all permits are issued to begin construction of the proposed Inn within one (1) year of the approval date of the associated Large Scale Development by the Planning Commission.
- The PZD ordinance shall be valid if all permits are issued to begin construction of the proposed Innkeeper house within three (3) years of the associated Large Scale Development by the Planning Commission.
- The PZD ordinance shall be valid if all permits are issued to begin construction of the proposed log cabins within **fifteen (15)** years of the associated Large Scale Development by the Planning Commission.

- 9) **Street improvements:** Street improvements to Markham Road and any other surrounding streets shall be determined by the Planning Commission. These improvements may include the widening and repair or reconstruction of Markham Road to a minimum 20-foot width into the subject property to allow for emergency access. Dedication of right-of-way to meet Master Street Plan requirements, appropriate storm drainage, lighting, sidewalk/trail and other surrounding or adjacent street improvements as determined by the Planning Commission to be appropriate in alleviating the impact of the increase in use and traffic generation, while minimizing the impact to existing street and neighborhood character and the wooded hillside, shall be determined by the Planning Commission, and constructed at the cost of the developer.



Scale	1" = 200'
Date	AUGUST 2, 2005
Sheet No.	3
Project No.	ADM 13-4450

PRATT PLACE INN
 MIXED USE DEVELOPMENT
 FAYETTEVILLE, ARKANSAS

Crafton, Tull & Associates, Inc.
 801 N. 47th Street, Suite 200, Rogers, AR 72758
 479.636.6536 FAX: 479.531.8224 www.craftontull.com

Architects, Engineers & Surveyors



**NOISE COMPLAINTS
2008-2013**

Fayetteville Police Department

3/11/13

Jacket Activity

PS1191815
 ADM # 13-000001972 (A)
 Phone: 479-524-4500
 Cell :
 Work :
 SS# : 000-00-0000
 Hgt : 507 Wgt : 160
 Eyes : BRO

ORI# . . : AR0720100
 Name . . : FELDMAN, WILLIAM, ,
 Address . : 16 N SANG AVE
 Ct/St/Zp : FAYETTEVILLE
 DOB . . : 03/28/1945 Age: 67
 DL# . . : 018341433

AR 72701
 Race : W Sex : M
 State: AR Hair : GRY

Type options, press Enter.

2=Change 5=Display 10=Close 11=Delayed Close 12=Open

Opt	Date	Description	Number	Type
—	06/09/2012 19:58:41	TYPE: 33 Noise Comp CALL	2012-00050067	Caller
—	05/26/2011 20:49:37	TYPE: 33 Noise Comp CALL	2011-00045617	Caller
—	11/06/2010 21:03:17	TYPE: 33 Noise Comp CALL	2010-00101147	Caller
—	08/21/2010 23:03:24	TYPE: 33 Noise Comp CALL	2010-00076037	Caller
—	10/29/2009 22:09:29	TYPE: 33 Noise Comp CALL	2009-00097990	Caller
—	10/02/2009 23:41:11	TYPE: 33 Noise Comp CALL	2009-00089685	Caller
—	08/23/2008 21:26:02	TYPE: 33 Noise Comp CALL	2008-00078924	Caller
—	07/26/2003 09:02:42	TYPE: 16 Burglary CALL	2003-00073115	Caller

More...

F3=Exit F9=Date/Activity Order F12=Cancel F17=Profile Sheet

INCIDENT REPORT

INCIDENT #: 2013-00017933 ORI #: FPD INCIDENT TYPE: 33 P Noise Comp

LOCATION . . . : 2231 W MARKHAM RD VENUE: Fay
COMMON NAME . : PRATT PLACE INN & RE
PHONE NUMBER : 479-521-4521
NATURE OF CALL: LOUD MUSIC IN THIS AREA. JLS

CALL : DATE: 02/28/2013 TIME: 23:49:10 Thursday
DISPATCH . . : 02/28/2013 23:58:13
ENROUTE . . . : 02/28/2013 23:58:37
ARRIVE 1 . . . : 03/01/2013 0:04:56
CLEAR : 03/01/2013 0:36:13

11:49 pm | Hours of operation limited to 10:00pm Sun-Thurs.

AREA . : Area 8 SECTION : Section E BEAT: Beat 1
QUADRANT: FD 25 DISTRICT: GRID:

UNIT 1 #: 259 ID # 1: CRAFTON, CAMERON, QUINN, ID # 2:
UNIT 2 #: ID # 3: ID # 4:

RECEIVED ORI/ID/TERM : FPD STENGLE, JODI, LYNNE, FIREA A1
DISPATCH ORI/ID/TERM : FPD PERRY-MORGAN, BRITTANEY, NICOLE POLICEA A1
CLEARING ORI/ID/TERM : FPD PERRY-MORGAN, BRITTANEY, NICOLE POLICEA A1
DISPATCH SHIFT : Fire Disp
SOURCE : Telephone REPORT REQUIRED: NO MUTUAL AID:
DISPOSITION . . : No Report PRIORITY . . . : 3

ORIGINAL INFORMATION:

LOCATION : 2231 W MARKHAM RD VENUE: Fay
INCD TYPE: 33 P Noise Comp PRIORITY: 3

STATUS/DISPOSITIONS:

DISPOSITION: UNIT: DATE: TIME: ID # 1: / ID # 2:
No Report 259 03/01/2013 36:13 CRAFTON, CAMERON, QUINN,

RADIO LOG:

UNIT:	TYPE:	STATUS:	DISPATCH:	ARRIVE:	CLEAR:	ID # 1:
259	CPL	Dispatch	23:58:13			CRAFTON, CAMERON, QUI
259	CPL	En Route	23:58:37			CRAFTON, CAMERON, QUI
259	CPL	Arrive		0:04:56		CRAFTON, CAMERON, QUI
259	CPL	Check-In		0:18:55		CRAFTON, CAMERON, QUI
259	CPL	Clear Unit			0:36:13	CRAFTON, CAMERON, QUI

DOCUMENTS:

Dispatch Narrative

BEEN GOING ON FOR ABOUT AN HOUR OR TWO. JLS 23:49:26
CALLER JUST HEARS LOUD BASS MUSIC OR A BAND. JLS 23:49:40
DOES NOT HEAR ANY PEOPLE FIGHTING OR ANY OTHER SOUNDS OF 23:51:21
DISTRESS. NO VISIBLE PARTY OR PEOPLE. JLS 23:51:32
CALLER IS TOO FAR AWAY TO KNOW EXACTLY WHERE IT IS BUT 23:51:43
BELIEVES IT'S AT THE PRATT PLACE. JLS 23:51:48
UA FRATERNITY LAMDA CHI ALPHA HAVING A FUNCTION AT PRATT 0:18:47
PLACE BARN. MADE CONTACT WITH REP FROM SECURITY, CHRIS 0:18:47

PLEIMANN. ADVISED HIM OF THE COMPLAINT AND HE ADVISED HE 0:18:47
WOULD MAKE CONTACT WITH SOUND MANAGER AND LOWER THE VOLUME. 0:18:47
OWNER OF PROPERTY CONTACTED ME AND REQUESTED A DECIBEL 0:18:47
LEVEL READING WITH HIS DECIBEL METER. 259 0:18:47
PER PROPERTY OWNER'S REQUEST I WITNESSED HIM TAKING NOISE 0:35:37
METER READINGS AT REAR OF PRATT PLACE INN (54), AT EDGE OF 0:35:37
PROPERTY AT 117 N SANG (45), AND AT EDGE OF PROPERTY AT 15 0:35:37
N SANG (41). 259 0:35:37

NAMES:

Caller : FELDMAN, WILLIAM, ,

INCIDENT #: 2012-00108400 ORI #: FPD INCIDENT TYPE: 33 P Noise Comp

LOCATION . . . : 2231 W MARKHAM RD VENUE: Fay
COMMON NAME . : PRATT PLACE INN & RE
PHONE NUMBER : 479-521-4521
NATURE OF CALL: CALLER ADV THAT A LOT OF MUSIC IS COMING

DATE: TIME:
CALL : 12/08/2012 0:11:13 Saturday 12:11pm | hrs. of oper. wanted to 12am
DISPATCH . . : 12/08/2012 0:11:53
ARRIVE 1 . . . : 12/08/2012 0:16:48
CLEAR : 12/08/2012 0:20:02

AREA . . : Area 8 SECTION : Section E BEAT: Beat 1
QUADRANT: FD 25 DISTRICT: GRID:

UNIT 1 #: 341 ID # 1: CAUDLE, MICHAEL, ANDREW, ID # 2:
UNIT 2 #: ID # 3: ID # 4:

RECEIVED ORI/ID/TERM : FPD SANASAC, MIKAEL, WARREN, FIREA_A1
DISPATCH ORI/ID/TERM : FPD DENTON, ELLAURA, LEE, POLICEA_D1
CLEARING ORI/ID/TERM : FPD DENTON, ELLAURA, LEE, POLICEA_D1
DISPATCH SHIFT : Fire Disp
SOURCE : Telephone REPORT REQUIRED: NO MUTUAL AID:
DISPOSITION . . : No Report PRIORITY . . . : 3

ORIGINAL INFORMATION:

LOCATION : 2231 W MARKHAM RD VENUE: Fay
INCD TYPE: 33 P Noise Comp PRIORITY: 3

STATUS/DISPOSITIONS:

DISPOSITION: UNIT: DATE: TIME: ID # 1: / ID # 2:
No Report 341 12/08/2012 20:02 CAUDLE, MICHAEL, ANDREW,

RADIO LOG:

UNIT: TYPE: STATUS: DISPATCH: ARRIVE: CLEAR: ID # 1:
341 PTL Dispatch 0:11:53 CAUDLE, MICHAEL, ANDR
Hazards 0:12:07
UNIT NOTE: Hazards accessed for this Incident by 6077 in AR0720100
341 PTL Arrive 0:16:48 CAUDLE, MICHAEL, ANDR
341 PTL Clear Unit 0:20:02 CAUDLE, MICHAEL, ANDR

DOCUMENTS:

Dispatch Narrative
FROM THIS LOC.MWS 0:11:15
CANT ADV ANYTHING FURTHER.MWS 0:11:18

NAMES:

Caller : FELDMAN, WILLIAM, ,

INCIDENT REPORT

INCIDENT #: 2012-00090170 ORI #: FPD INCIDENT TYPE: 33 P Noise Comp

LOCATION . . . : 2231 W MARKHAM RD VENUE: Fay
COMMON NAME . : PRATT PLACE INN & RE
PHONE NUMBER : 479-521-4521
NATURE OF CALL: LOUD MUSIC...MRS

	DATE:	TIME:	
CALL	10/11/2012	23:30:16	Thursday 11:30pm (by stop. limited to 10 pm)
DISPATCH . . .	10/11/2012	23:32:40	
ENROUTE	10/11/2012	23:32:43	
ARRIVE 1	10/11/2012	23:43:17	
CLEAR	10/11/2012	23:55:52	

AREA . : Area 8 SECTION : Section E BEAT: Beat 1
QUADRANT: FD 25 DISTRICT: GRID:

UNIT 1 #: 340 ID # 1: MAUTE, KRISTIN, LEE ANN, ID # 2:
UNIT 2 #: 349 ID # 3: TOWNSEND, MATTHEW, CHARL ID # 4:

RECEIVED ORI/ID/TERM : FPD SOTO-MEDINA, MICHELLE, RENEE, FIREA_A1
DISPATCH ORI/ID/TERM : FPD PERRY-MORGAN, BRITTANEY, NICOLE POLICEA_A1
CLEARING ORI/ID/TERM : FPD PERRY-MORGAN, BRITTANEY, NICOLE POLICEA_D1
DISPATCH SHIFT : Fire Disp
SOURCE : Telephone REPORT REQUIRED: NO MUTUAL AID:
DISPOSITION . . : Warning Is PRIORITY . . . : 3

ORIGINAL INFORMATION:

LOCATION : 2231 W MARKHAM RD VENUE: Fay
INCD TYPE: 33 P Noise Comp PRIORITY: 3

STATUS/DISPOSITIONS:

DISPOSITION:	UNIT:	DATE:	TIME:	ID # 1: / ID # 2:
Warning Is	340	10/11/2012	23:55:52	MAUTE, KRISTIN, LEE ANN,
No Report	349	10/11/2012	23:55:51	TOWNSEND, MATTHEW, CHARLES,

RADIO LOG:

UNIT:	TYPE:	STATUS:	DISPATCH:	ARRIVE:	CLEAR:	ID # 1:
340	PTL	Dispatch	23:32:40			MAUTE, KRISTIN, LEE A
340	PTL	En Route	23:32:43			MAUTE, KRISTIN, LEE A
340	PTL	Arrive		23:43:17		MAUTE, KRISTIN, LEE A
349	PTL	Arrive		23:51:12		TOWNSEND, MATTHEW, CH
340	PTL	Check-In		23:51:16		MAUTE, KRISTIN, LEE A
349	PTL	Check-In		23:51:16		TOWNSEND, MATTHEW, CH
349	PTL	Clear Unit			23:55:51	TOWNSEND, MATTHEW, CH
340	PTL	Clear Unit			23:55:52	MAUTE, KRISTIN, LEE A

DOCUMENTS:

Dispatch Narrative
POSS A PARTY GOING ON, BUT CALLER ISNT CERTAIN...MRS 23:30:27
THIS HAS BEEN GOING ON FOR OVER AN HOUR...MRS 23:31:01
HE WAS TOLD THERE ARENT ANY EVENTS ALLOWED AT THIS LOC 23:31:27
DURING THE WEEK...MRS 23:31:29

Fayetteville Police Department AEGIS PUBLIC SAFETY SYSTEM
DATE 03/11/2013
TIME 15:57:25

D. 5
ADM 13-480 (Patt Place In)
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PL1190
KKEY

HE IS TOO FAR AWAY TO GIVE ANY FURTHER INFO, HE CANT HEAR	23:31:51
TALKING OR YELLING, JUST THE MUSIC...MRS	23:31:56
340 ADV WILL BE BEHIND A BIG RED BARN, APPROX 30 SUBJS.BP	23:44:12

NAMES:

Caller : FELDMAN, WILLIAM, ,

INCIDENT #: 2012-00079088 ORI #: FPD INCIDENT TYPE: 33 P Noise Comp

LOCATION . . . : 2231 W MARKHAM RD VENUE: Fay
COMMON NAME . : PRATT PLACE INN & RE
PHONE NUMBER : 999-999-9999
NATURE OF CALL: LOUD MUSIC. ES

CALL : DATE: 09/08/2012 TIME: 22:21:28 Saturday 10:21pm
DISPATCH . . : 09/08/2012 22:21:48
ENROUTE . . . : 09/08/2012 22:21:53
ARRIVE 1 . . . : 09/08/2012 22:27:07
CLEAR : 09/08/2012 22:30:17

AREA . : Area 8 SECTION : Section E BEAT: Beat 1
QUADRANT: FD 25 DISTRICT: GRID:

UNIT 1 #: 313 ID # 1: YOUNKIN, STACY, LEANN, ID # 2:
UNIT 2 #: ID # 3: ID # 4:

RECEIVED ORI/ID/TERM : FPD SHARP, ERIN, LEIGH, FIREB_D1
DISPATCH ORI/ID/TERM : FPD SANASAC, MIKAEL, WARREN, POLICEA_D1
CLEARING ORI/ID/TERM : FPD SANASAC, MIKAEL, WARREN, POLICEA_A1
DISPATCH SHIFT : NS4T
SOURCE : Telephone REPORT REQUIRED: NO MUTUAL AID:
DISPOSITION . . : No Report PRIORITY . . . : 3

ORIGINAL INFORMATION:

LOCATION : 2231 W MARKHAM RD VENUE: Fay
INCD TYPE: 33 P Noise Comp PRIORITY: 3

STATUS/DISPOSITIONS:

DISPOSITION: UNIT: DATE: TIME: ID # 1: / ID # 2:
No Report 313 09/08/2012 22:30:17 YOUNKIN, STACY, LEANN,

RADIO LOG:

UNIT:	TYPE:	STATUS:	DISPATCH:	ARRIVE:	CLEAR:	ID # 1:
313	PTL	Dispatch	22:21:48			YOUNKIN, STACY, LEANN
313	PTL	En Route	22:21:53			YOUNKIN, STACY, LEANN
313	PTL	Arrive		22:27:07		YOUNKIN, STACY, LEANN
313	PTL	Clear Unit			22:30:17	YOUNKIN, STACY, LEANN

DOCUMENTS:

Dispatch Narrative

NO MUSIC IS PLAYING. THERE ARE STILL SEVERAL PEOPLE OUTSIDE 22:29:32
TALKING. WEDDING COORDINATOR STATED WEDDING WILL BE OVER AT 22:29:32
11 P.M. NO NOISE ORDINANCE VIOLATION OBSERVED. SLY 22:29:32

NAMES:

Caller : ANONYMOUS, , ,

INCIDENT #: 2012-00056945 ORI #: FPD INCIDENT TYPE: 33 P Noise Comp

LOCATION . . . : 2231 W MARKHAM RD VENUE: Fay
COMMON NAME . . : PRATT PLACE INN & RE
PHONE NUMBER . . : 479-521-4521
NATURE OF CALL: POSB COMING FROM PRATT PLACE BARN, LOUD MUSIC

DATE: TIME:
CALL : 06/30/2012 20:11:40 Saturday 2:11 pm
DISPATCH . . . : 06/30/2012 20:42:45
ENROUTE : 06/30/2012 20:42:54
ARRIVE 1 : 06/30/2012 20:58:32
CLEAR : 06/30/2012 20:58:53

AREA . . : Area 8 SECTION : Section E BEAT: Beat 1
QUADRANT: FD 25 DISTRICT: GRID:

UNIT 1 #: 313 ID # 1: YOUNKIN, STACY, LEANN, ID # 2:
UNIT 2 #: ID # 3: ID # 4:

RECEIVED ORI/ID/TERM : FPD PERRY-MORGAN, BRITTANEY, NICOLE FIREB A1
DISPATCH ORI/ID/TERM : FPD BROWN, JESSICA, LYNN, POLICEA_D1
CLEARING ORI/ID/TERM : FPD BROWN, JESSICA, LYNN, POLICEA_D1
DISPATCH SHIFT : AS4T
SOURCE : Telephone REPORT REQUIRED: NO MUTUAL AID:
DISPOSITION . . : No Report PRIORITY . . . : 3

ORIGINAL INFORMATION:

LOCATION : 16 N SANG AVE VENUE: Fay
INCD TYPE: 33 P Noise Comp PRIORITY: 3

STATUS/DISPOSITIONS:

DISPOSITION: UNIT: DATE: TIME: ID # 1: / ID # 2:
No Report 313 06/30/2012 20:58:53 YOUNKIN, STACY, LEANN,

RADIO LOG:

UNIT:	TYPE:	STATUS:	DISPATCH:	ARRIVE:	CLEAR:	ID # 1:
313	PTL	Dispatch	20:42:45			YOUNKIN, STACY, LEANN
313	PTL	En Route	20:42:54			YOUNKIN, STACY, LEANN
313	PTL	Arrive		20:58:32		YOUNKIN, STACY, LEANN
313	PTL	Clear Unit			20:58:53	YOUNKIN, STACY, LEANN

DOCUMENTS:

Dispatch Narrative

PLAYING.BP 20:11:46
UNK C2S.BP 20:11:52
UNK C1S.BP 20:11:55
CALLER DOESNT KNOW WHAT EXACTLY IS GOING ON, BELIEVES ITS A PARTY.BP 20:12:06
UNK HOW MANY PEOPLE THERE ARE.BP 20:12:44
CALLER CANT SEE THEM FROM HIS LOCATION.BP 20:12:49
CALLER WOULD LIKE CONTACT FROM AN OFFICER.BP 20:13:00
THE WEDDING HAS A VARIANCE SIGNED BY THE MAYOR THAT STATES 20:58:40

Fayetteville Police Department AEGIS PUBLIC SAFETY SYSTEM
DATE 03/11/2013
TIME 15:57:01

INCIDENT REPORT

PAGE 2
ADM 13-450 (Pratt Place Inn)
PL1180 Page 53 of 60
KKEY

THEY CAN HAVE MUSIC PLAYING UNTIL 11:30 P.M. WITH 60 DB. 20:58:40
THEY ARE NOT IN VIOLATION OF THE VARIANCE. SLY 20:58:40

NAMES:

Caller : FELDMAN, WILLIAM, ,

Fayetteville Police Department

10/16/12

Incident Maintenance

ORI #: AR0720100 FPD

Call Date/Time . : 10/11/2012 23:30:16 Thursday
Dispatch Date/Time: 10/11/2012 23:32:40
Arrive Date/Time : 10/11/2012 23:43:17
Clear Date Time . : 10/11/2012 23:55:52

Disposition: Warning Is

Location . . : 2231 W MARKHAM RD

Cross Street :

Nature Of Call: LOUD MUSIC...MRS

Caller . . . : FELDMAN,WILLIAM,,

Complainant . : '''

Incident Type : 33 P Noise Comp

Report Req'd . : NO

Unit 1 # . . : 340

Unit 2 # . . : 349

Area: 8 Area 8

Type: S
Venue: 1 Fay

Phone Number: 4795214521

Priority . : 3

ID # 1 : MAUTE,KRISTIN,LEE ID # 2:

ID # 3 : TOWNSEND,MATTHEW, ID # 4:

Section: E Section E Grid :

F3=Exit F7=Prior F8=Next F9=Cases F10=FI'S F12=Cancel
F14=Status/Dispos F15=Suspect Vehicles F16=Names F17=Times F18=Radio Log
F19=Dispatch F20=Plates F22=Additional F24=Documents

Fayetteville Police Department

10/16/12

Incident Maintenance

ORI #: AR0720100 FPD

2012-00090170

AU2346S1-

-Free Form Document-

C	Dispatch Narrative	20121011.A02	More: + -
D	POSS A PARTY GOING ON, BUT CALLER ISNT CERTAIN...MRS		23:30:27
A	THIS HAS BEEN GOING ON FOR OVER AN HOUR...MRS		23:31:01
C	HE WAS TOLD THERE ARENT ANY EVENTS ALLOWED AT THIS LOC		23:31:27
	DURING THE WEEK...MRS		23:31:29
L	HE IS TOO FAR AWAY TO GIVE ANY FURTHER INFO, HE CANT HEAR		23:31:51
C	TALKING OR YELLING, JUST THE MUSIC...MRS		23:31:56
N	340 ADV WILL BE BEHIND A BIG RED BARN, APPROX 30 SUBJS.BP		23:44:12

C
C
I
R
U
U
A

F
F
F

-F3=Exit F6=Print F12=Cancel-

From: "Harter, James" <jharter@fayetteville-ar.gov>
To: "Fulcher, Jesse" <jfulcher@fayetteville-ar.gov>
Date: 11/1/2013 2:08 PM
Subject: Query UpdatesPratt Place
Attachments: Pratt Place.pdf

Jesse, Courtesy of Sgt. Stout's Cpl. Kevin Phillips below and attached:

From: Phillips, Kevin
Sent: Friday, November 01, 2013 2:06 PM
To: Harter, James
Subject: Pratt Place

Here is what we've had at the Inn and barn since 3/1/13 thru 10/31/13. No loud music calls. Just some PD business, alarms and such. The attachment shows when and why we were there. There were no calls to the barn. Can you forward this on to whoever else needs the information?

Display Report

Position to line Report width :
Shift to column

Line	1	2	3	4	5	6	7
	Incident #	TYPE ABBV	CALL DATE	CALL TIME	STR #	STR	STR NAM
000001	201300066225	PD BUSN	20130803	22:10:07	2231	W	MAR
000002	201300070776	OffDty Asn	20130819	17:12:53	2231	W	MAR
000003	201300074809	Parking	20130831	11:15:33	2231	W	MAR
000004	201300079112	PD BUSN	20130913	18:02:28	2231	W	MAR
000005	201300006002	Alarm	20130920	14:45:43	2231	W	MAR
000006							
000007	FINAL TOTALS						
000008	COUNT 5						
*****	***** End of report *****						

F3=Exit F12=Cancel F19=Left F20=Right F21=Split Bottom

Select Records

Type comparisons, press Enter. Specify OR to start each new group.

Tests: EQ, NE, LE, GE, LT, GT, RANGE, LIST, LIKE, IS, ISNOT...

AND/OR	Field	Test	Value (Field, Number, 'Characters', or ...)
	<u>GASNAM</u>	<u>EQ</u>	<u>'MARKHAM'</u>
<u>AND</u>	<u>INCALD</u>	<u>RANGE</u>	<u>20130301 20131031</u>
<u>AND</u>	<u>GASDIR</u>	<u>EQ</u>	<u>' W'</u>
<u>AND</u>	<u>GASTR#</u>	<u>EQ</u>	<u>' 2255'</u>

Bottom

Field	Text	Len	Dec
T01.ININC#	Incident #	12	
T02.ITABBV	TYPE ABBV	10	
T01.INCALD	Call Date	8	0
T01.INCALT	Call Time	6	0
T03.GASTR#	Street Number	8	

More...

F3=Exit
F12=Cancel

F5=Report
F13=Layout

F9=Insert
F20=Reorganize

F11=Display names only
F24=More keys

ADM13-4450

PRATT PLACE INN

Close Up View



SUBJECT PROPERTY



Legend

- ORLANDO Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- ADM13-4450
- Footprints 2010
- Design Overlay District
- Planning Area



ORDINANCE NO.

AN ORDINANCE AMENDING A COMMERCIAL PLANNED ZONING DISTRICT ENTITLED C-PZD 05-1670 PRATT PLACE INN, TO REVISE THE HOURS OF OPERATION AS LISTED IN SECTION 1.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville hereby amends C-PZD 05-1670 Pratt Place Inn is to reflect the following hours of operation:

- 1) Monday through Saturday from 7:00 a.m. until midnight and from 7:00 a.m. until 10:00 p.m. on Sunday; and
- 2) A maximum of 1 event on New Year's Eve each year allowed until 1:00 a.m.

Section 2: That the new hours are granted for a trial period of two years from the date of City Council approval. One year from this approval date, the City Council shall review any valid complaints and/or violations and determine at that time if the new operating hours should be extended beyond the two year period.

Section 3: That the Planned Zoning District ordinance and official zoning map of the City of Fayetteville, Arkansas, are hereby amended to reflect the zoning criteria change provided in Section 1 above.

PASSED and APPROVED this 19th day of November, 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

