

FILE NO.: Z-5649-G

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NAME: Timmons Conference Center Long-form PCD

LOCATION: Located at 10915 Stagecoach Road

DEVELOPER:

Timmons Foundation  
c/o McGetrick Engineering  
11601 Bass Pro Parkway  
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Doug Woodall, Owner  
Timmons Foundation, Purchase Agreement  
McGetrick Engineering, Agent

SURVEYOR:

Rasburry Surveying  
308 West South Street  
Benton, AR 72015

ENGINEER:

McGetrick Engineering  
11601 Bass Pro Parkway  
Little Rock, AR 72210

AREA: 9.02-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: PCD, Planned Commercial Development

ALLOWED USES: Auto sales

PROPOSED ZONING: Revised PCD, Planned Commercial Development

PROPOSED USE: Events center/Conference center

VARIANCE/WAIVERS: A variance from the minimum ordinance requirements to allow the driveways along Stagecoach Road less than the typical minimum distance from the property lines and with a reduced separation between the driveways.

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BACKGROUND:

On September 18, 2003, the Commission approved a conditional use permit allowing for the phased development of this property for a church. Phase I was to consist of a single building and a paved driveway and 25 parking spaces. Phase II was to construct a second building and additional parking. The Phase I worship area was proposed to have seating for 100 persons. The Phase II seating capacity was not proposed. No additional activities such as private school or daycare was proposed. Approval was given to allow placement of a portable building in the site to be used as a construction office/storage building. The Commission approved a waiver of the screening requirement along the south perimeter of the site since it was adjacent to a large, undeveloped floodway.

On March 25, 2004, the Commission approved a revision to the previously approved conditional use permit. The church proposed to place a second 28-foot x 64-foot portable building on the site adjacent to the location of the proposed church building. The church requested to the use of the portable building as a church for a period up to seven (7) years. At the end of the seven (7) year period, the church proposed to have constructed the first phase building and the paved driveway and parking lot. Staff did not support the use of the portable building for seven (7) years but did provide a recommendation to allow the use of the portable building for thirty-six (36) months. The applicant was agreeable to limiting the use of the portable building to thirty-six (36) months and the Commission approved the request on their consent agenda.

On January 29, 2015, the Commission approved withdrawal of an item on the Consent Agenda to allow the development of this site with a single building containing 15,000 square feet of floor area with 2,000 square feet being used as office space and 13,000 square feet being used for manufacturing/shop area.

On August 27, 2015, the Commission approved withdrawal of an item on the Consent Agenda to allow the rezoning of the site to PCD, Planned Commercial Development, and allow the development of the site with a retail building utilizing C-3, General Commercial District uses and to use a portion of the site for automobile sales.

Ordinance No. 21,347 adopted by the Little Rock Board of Directors on January 17, 2017, rezoned the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the redevelopment of this vacant parcel with automobile sales and service. The approval allowed the development in two (2) phase. The first phase included the existing parking lot which was to be used for automobile display. The first phase also included additional paving for automobile sales display and a sales office. Phase 2 was proposed to include additional auto display areas and a service center. The rear of the site was proposed for future development via a revision to the site plan.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current request is to revise the previously approved PCD, Planned Commercial Development, to allow the development of the site with a convention center. The first phase includes the construction of a 25,689 square foot building. Parking for the site is proposed with 447 spaces and will be constructed with the initial development. Future development includes two (2) rooms on the east and west side of the building containing 5,644 square feet each. Signage is proposed consistent with signage allowed in commercial zones.

The request includes a variance to allow two (2) drives along Stagecoach Road. The drives as indicated do not meet the typical minimum spacing requirements between drives and distances from property lines.

B. EXISTING CONDITIONS:

The site is currently vacant with the exception of a paved parking area. This area of Stagecoach is developed with a number of varying uses including mini-warehouse, multi-family, office warehouse and retail. Stagecoach Road was recently widened by the State Arkansas Highway and Transportation Department. Sidewalks are in place along the property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Otter Creek Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Obtain permits for improvements within State Highway right-of-way from ARDOT, District VI.
4. Is the proposed north driveway location the same as the existing driveway location?
5. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on arterial streets is 150-feet from the side property line and 300-feet between

- driveways. With the existing amount of frontage only, one (1) driveway is allowed by code. The width of driveway must not exceed 36-feet. Variances must be requested for the proposed driveway spacing and width criteria.
6. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
  7. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or land owner.
  8. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
  9. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
  10. With the proposed structure being located near the floodplain, the minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
  11. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
  12. Streetlights are required by Section 31-403 of the Little Rock Code of Ordinances. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) or 501.379.1813 for more information.
  13. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is an advanced grading permit being requested to advance grade future phases with construction of the first phase?
  14. Provide a traffic circulation plan accessing the site and vehicular flow within the property.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Retain easements for existing 18-inch sewer line. Sewer main extension required with easements if new sewer service is required for this project. Grease trap analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy Distribution does not object to this proposal. There do not appear to be any Distribution conflicts with existing electrical utilities at this location. However, an Entergy Transmission line crosses the property from

northeast to southwest over some proposed parking area and proposed dumpster locations on the Transmission easement. Contact should be made with Entergy's **Transmission** department to determine if there are any conflicts concerning the Transmission line and the proposed project before work is begun. Contact the Entergy Distribution group in advance to discuss electrical service requirements to the proposed building as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department:

1. Full Plan Review – Maintain Access
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
  - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
  - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

- c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
  - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- 6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4.
  - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
  - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
  - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
  - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
- 7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
- 8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
  2. Gates shall be of swinging or sliding type.
  3. Construction of gates shall be of material that allow manual operation by one person.
  4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
  5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
  7. Locking device specifications shall be submitted for approval by the fire code official.
  8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
9. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov)

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.

2. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the east and south and a portion of the western boundary are zoned R-2, Single-family. The approximate average width of the lot is 330 feet. A minimum twenty (20) foot buffer will be required adjacent to east property line. The south property line and portions of the west property lines are in the floodway and include an overhead utility easement. Provide fencing to protect the existing vegetation in these areas.
3. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer. In addition to the required screening, buffers are to be at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less than three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. If any of the landscape code requirements cannot be met a variance from the City Beautiful Commission may be required before a building permit is issued.
10. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.



G. TRANSPORTATION/PLANNING:

Rock Region Metro: This building is about ¼ mile from one of our routes. We request that a sidewalk be added which goes from the street to the building on the site. Ideally, this sidewalk would cross vehicular traffic the fewest number of times.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a revised PCD (Planned Commercial Development) to add an events center as an allowable use.

Master Street Plan: North of the property is Stagecoach Road and it is shown as a Minor Arterial on the Master Street Plan. Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Stagecoach Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Stagecoach Road. Bike lanes provide a portion of the pavement for the sole use of bicycles. A Class I Bike Path is shown along Fourche Creek. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot (9') paths are recommended to allow for pedestrian use as well, replacing the sidewalk.

H. SUBDIVISION COMMITTEE COMMENT: (October 10, 2018)

Mr. Pat McGetrick was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the perimeter planting strips were inadequate to meet the typical minimum requirements of the Landscape Ordinance and the Buffer Ordinance. Staff stated at a minimum the Landscape Ordinance requirements should be met. Staff questioned the activities which would take place with regard to the events center. Staff questioned the days and hours of the events center and if the events center would host ticketed events.

Public Works comments were addressed. Staff stated the driveways as proposed would require a variance due to the proximity to the property lines and the distances between the drives. Staff stated a grading permit was required prior to any grading activities and the land development. Staff requested the applicant provide a traffic circulation plan indicating access to the site and vehicular flow within the property. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site.

Landscaping comments were addressed. Staff stated a land use buffer six (6) percent of the average width or depth of the property was required. Staff stated the properties to the east and south and a portion of the west were zoned R-2, Single-family. Staff stated the approximate average width of the lot was 330 feet. Staff stated a minimum buffer of twenty (20) feet was required adjacent to the east property line. Staff stated the south property line and portions of the west property lines were in the floodway and included an overhead utility easement. Staff requested the applicant place fencing to protect the existing vegetation in these areas.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicants are requesting approval of a PCD Planned Commercial Development zoning to allow for the development of this vacant, 9.02 +/- acre tract for a convention center. The proposed use falls under the City's definition of an event center. The proposed development is to consist of a single building constructed in two or three phases and associated parking to all be constructed with the first phase of building construction. The first phase consists of a 25,689 square foot building and the 447 space parking lot. Future development includes two additions on the east and west sides of the building containing 5,644 square feet each. The building is not proposed to exceed 35 feet in height.

The facility will function as is typical for a mid-to-large sized meeting facility. Uses will primarily include banquets, weddings, receptions business and non-profit meetings, fundraisers, meetings and conferences. The applicants have stated a smaller percentage of the proposed uses will include ticketed events such as boxing and MMA matches and concerts. A portion of the facility will be utilized by the Timmons Arts Foundation which, since 2011, has provided after school and summer camp opportunities in the arts for children of central Arkansas schools. With construction of the future additions, there may be space available to rent as office space to other users.

The proposed days of operation are seven days a week Hours of operation are 7:00 a.m. to midnight Sunday through Thursday and 7:00 a.m. to 2:00 a.m. Friday and Saturday. The 2:00 a.m. closing time will not be required on a weekly basis but rather per event. The applicant states the allowable occupancy by fire code is 2,000. The owner is proposing to set a limit of 1,600 person occupancy. The owners intend in the future to fence the entire site with a combination of six foot tall wrought iron and wood fencing. The fencing (other than that required for screening compliance) will not be erected in the first phase. Signage will consist of wall signage on the north façade of the building, facing the street, and a single ground-mounted sign complying with signage allowed in commercial districts.

All site lighting will be low-level and directional, shielded downward and into the site.

The revised site plan indicates the required buffer on the east perimeter. Fire access drives through the site and around the building are provided as required. The dumpster is located at the rear of the development and will be screened to comply with code standards. Staff recommends dumpster service hours be limited to 7:00 a.m. – 6:00 p.m., Monday through Saturday

A variance from Section 31-210 is requested to allow the two driveways on Stagecoach as proposed. The driveways do not meet the required separation or distance from the property line. The applicant proposes to keep the west driveway gated with fire department access provided and only opened when the parking requirements exceed 120 vehicles. The major events will require both drives and also have off-duty police directing traffic. Staff is supportive of the requested driveway variance, as proposed.

Staff is supportive of the proposed PCD zoning to allow the convention center/event center. The technical issues have been addressed. The proposed site is located on an arterial street/state highway adjacent to industrial and floodway properties. The site should be appropriate for the use.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the staff comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

Staff recommends approval of a variance from Section 31-210 to allow the driveways on Stagecoach road, as proposed.

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PLANNING COMMISSION ACTION:

(NOVEMBER 1, 2018)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above, including the driveways location variance. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including the driveways spacing variance. The vote was 11 ayes, 0 noes and 0 absent.