

**BACKGROUND
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The campus is bordered by Kattillus Road to the east, single-family residences to the north and east, and a mix of office and commercial properties to the west and across Ranch Drive to the south.

The requested revised POD and rezoning includes a replat to combine the existing Lots # 1,2, and 3 along with an existing un-platted 39.80-acre parcel to the east of the existing campus which currently contains a sports facility. The existing lots contain an existing fifty-six (56) classroom Middle School facility which will remain operational during the construction process to accommodate approximately 110 staff and up to one 1000 students.

The site plan indicates a new high school facility located in the east central portion of the campus adjacent to the existing structures to the west. The new building is proposed to contain fifty-four (54) new classrooms to accommodate approximately 1,200 new students and eighty (80) staff members. The proposed structure will connect to the existing gymnasium structure and extend east towards the existing sports facility, north towards a parking area and south towards Ranch Drive. The site plan indicates the structure will be setback over 200 feet from the rear (north) property line, over 160 feet from the front (south) property line and approximately 600 feet from the east and west property lines.

The site plan indicates new improvements to the site including eight (8) new parking areas, internal streets, circulation lanes for student drop-off and pick-up and a separate bus loading drive lanes adjacent to the buildings along Ranch Drive. The new internal drives are proposed to run in a northerly and westerly circulation pattern around the structures and connect to existing drives which connect to Ranch Drive.

The site plan shows multiple new parking areas including a 132-space parking area to be located immediately west of the existing Middle School building, a thirty-two (32)-space parking area with drop-off lane located south of the existing gymnasium, a 174-space parking area north and a 110-space parking area south of the new high school facility. The site plan also indicates a new 329-space parking area to the northwest of the sports facility along with a 132-space parking area to the east. The new proposed parking areas will provide a total of 909 new parking spaces.

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The site plan shows the construction of a new Baseball/Softball Ball complex within the most eastern portion of the site. The complex includes two (2) separate new ball fields with grandstands and press box/concession structures. The ballfields will be located adjacent to proposed perimeter buffers bordering existing undeveloped R-2 Residential zoned areas to the east and an undeveloped POD to the south.

The applicant proposes the inclusion of buffers along the north, east, and south perimeters of the site adjacent to the R-2 Residential zones properties. The site plan indicates the enlargement and re-planting of an existing buffer located at the northern intersection of Tract L2-R containing the school buildings and the 39.80-acre tract containing the sports facility. The applicant states “The area will be regraded. Trees to be replace with full evergreen trees (1.5 caliper). Existing “dead” trees shall be replaced to create similar landscaped screen as desired”.

The site plan shows a 100-foot continuous perimeter buffer along the border of the 39.80-acre tract containing the sports facility. The applicant notes on the site plan an “Additional buffer in an undulating manner to compensate for reduced buffer areas” along the north and east perimeters of the tract with additional landscape areas adjacent to the proposed baseball / softball field complex. The applicant states the following regarding the buffers: “Combination of evergreen full to the ground trees 1.5-inch caliper and linear shade trees 2.5-inch caliper.” and “Groves of ornamental trees in addition landscape requirements” will be provided at locations adjacent to residential zoned properties.

The site plan shows a new two (2) dumpster enclosure located at the northwest corner of the new high school facility. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

All new site lighting will be low-level and directed away from adjacent properties.

No new signage is indicated on the site plan. All new signs must conform to Section 36-553 of the City's Zoning Ordinance.

**BACKGROUND
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The proposal includes the abandonment of these additional easements located between Ranch Drive and the northern property lines of the development within Tracts L1-R, L2-R, and L3-R including:

- The existing ten (10)-foot easement located in “Plat BK D” of Tract L1-R which extends from the south property line at Ranch Drive north approximately 320 feet, then east approximately 200 feet to the north property line.
- The existing ten (10)-foot drainage easement located in Tract L2-R which extends from the northwest central portion of the tract line east approximately 480 feet east to adjoin an existing easement at the border of the adjoining tract.
- The existing twenty-five (25)-foot easement located along the eastern edge of Tract L2-R which extends south from the property line approximately 520 feet and terminates at the tract line of Tract L3-R.
- The existing forty (40)-foot access easement located at the western edge of Tract L3-R bordering Tract L2-R which extends northeast approximately 200 feet and terminates.

The easement abandonments proposed will be applied for separately to the Board of Directors following approval of the requested POD by the Planning Commission.

The Planning Commission reviewed this request at their March 9, 2023, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.