ORDINANCE NO. _________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
SHACKLEFORD CROSSING REVISED LONG-FORM PCD, LOCATED
AT 2600 – 2700 SOUTH SHACKLEFORD ROAD (Z-4923-T) LITTLE
ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
PURPOSES.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from Revised
PCD, Planned Commercial Development, Zoning to Revised PCD, Planned Commercial Development
Zoning:

Z-4923-T: Part of the SE ¼, Section 9, T-1-N, R-13-W, Pulaski County, Arkansas,
more particularly described as: Commencing on the southeast corner of the SE ¼ of
said Section 9 (said point being the southeast corner of Lot 1, Interstate 430 Office
Park Addition, recorded as Plat No. A-497, in the records of the Circuit Clerk and
Ex-Officio Recorder of Pulaski County, Arkansas); thence N 87° 31’ 39” West, along
the south line of the SE ¼, Section 9, 589.84 feet to the point of beginning thence N
87° 32’ 41” West 978.13 feet to a point on the easterly right-of-way line of Interstate
Route No. 430; thence northeasterly and northwesterly along said easterly right-of-
way line the following bearings and distances, N 55° 59’ 26” West 37.86 feet; N 02°
05’03” East 576.76 feet; N 01° 58’ 01” East 183.59 feet; N 18º 11’ 56” East 470.50 feet;
N 25° 35’ 21” East 372.20 feet; N 49º 14’ 40” East 555.15 feet; N 67º 54’ 24” East 92.60
feet; N 75º 37’ 40” East 187.92 feet; N 82º 21’ 19” East 357.10 feet; S 77º 22’ 36” East
186.46 feet to a point on the west right-of-way line of Shackleford Road; thence
southerly along said west right-of-way line the following bearings and distances; S 06º
57” 53” East 252.26 feet; S 05° 36’ 25” West 200.16 feet; S 30º 08’ 55” East 119.09
feet; S 86º 39’ 32” East 24.00 feet to a point on the east line of the SE ¼ said Section
9; thence S 02º 05’ 50” West 1,228.78 feet; thence N 87º 31’ 27” West 590.00 feet along
the north line of Lot 1, Interstate 430 Office Park Addition to the City of Little Rock,
Arkansas; thence S 02° 06’ 05” West 300.00 feet; along the west line of said Lot 1; to the Point of Beginning containing 62.443 Acres, more or less, AND Part of the NE ¼, Section 16, T-1-N, R-13-W, Pulaski County, Arkansas, more particularly described as: Beginning at the southeast corner of the SE ¼ of Section 9 (said point being the SE corner of Lot 1, Interstate 430 Office Park Addition, recorded as Plat #A-497, in the records of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas); thence S 02° 03’ 47” West, along the east line of the NE ¼, Section 16, 971.75 feet; thence N 87° 31’ 51” West 1,569.95 feet to a point on the easterly right-of-way line of Interstate Route No. 430; thence northeasterly along said easterly right-of-way line N 02° 10’ 09” East 971.49 feet; thence S 87° 32’ 41” East 978.13 feet to the southwest corner of Lot 1 thence S 87° 31’ 39” East 589.84 feet along the south line of Lot 1 to the Point of Beginning containing 35.003 acres, more or less.

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission:

   Section 3. That the preliminary site development plan/plat has been approved as recommended by the Little Rock Planning Commission.

   Section 4. That the change in zoning classification contemplated for Shackleford Crossing Revised Long-Form PCD (Z-4293-F) is conditioned upon obtaining a final approval within the time specified by Chapter 36, Article VII, Section 36-454(e) of the Code of Ordinances. The change in zoning classification is further subject to the conditions stated as follows:

   1. Development of the property shall comply with the Declaration of Restrictions and Covenants (“DRC”) between Developer and Camp Aldersgate, Inc. (Pulaski County Filed Instrument No. 2005091973).

   2. Uses allowed are O-2, Office and Institutional District, uses, Hotel and Convention Use, C-2, Shopping Center District, permitted uses plus food store and retail uses not listed (enclosed), excluding uses that are prohibited under the DRC.

   3. Offsite Improvement Costs. The building areas of the site will be allowed up to a total of 400,000 square-feet of commercial and office building area with the existing overpass and bridge conditions. Prior to any additional building areas being added, the applicant’s traffic engineer will review the volume of traffic with the City Engineer to determine the Level of Service (LOS) grading. Should the volume demonstrate failure of the related exits, entrances and bridge traffic volumes then the applicant shall install necessary improvements as agreed between applicant and the City to the intersection before additional commercial space or office space could be built on the subject site.
4. Right-Of-Way Issues:
   a. A Traffic Study has been submitted by the Developer and approved by the City’s Traffic Engineer, with development complying with recommendations of the study as approved by the Traffic Engineer. Final specifications of road widening for Shackleford Road as approved by the City of Little Rock must be acceptable to Camp Aldersgate, Inc.
   b. All improvements to Shackleford Road full width required by the Boundary Street Improvements ordinance shall be constructed in Phase I of the development. In addition to those required by the ordinance, the improvements made during Phase I along Shackleford Road shall also include streetlights, turning lanes at intersections and entry points and traffic signals at locations as determined by the Little Rock Traffic Engineering Department. In addition, a traffic signal shall be installed at the Interstate 430 north bound off-ramp at the time of the Phase I improvements.
   c. Phase I Shackleford Road improvements shall include the Comcast frontage. Provide written agreement with Comcast for dedication of right-of-way and construction of improvements.
   d. The clearing of undergrowth and trees will be restricted to the requirements of the necessary permit, which will be received prior to any work being started, from the Arkansas Department of Transportation or the City of Little Rock.

5. Grading and Excavation Issues.
   a. Provide overall grading plan for the entire property with Phase I site plan review. Grading plan must note areas within the site where trees will be preserved, address retaining wall construction details and identify variances from the Land Alteration Ordinance. Along with the Phase I site plan review, the applicant shall seek approval of a “phased grading plan” and provide justification for and seek approval for clearing, excavation and filling areas both inside and outside the Phase I development area in order to minimize hauling off excess materials or importing borrow materials.
   b. North/south and east/west sections and elevations must be provided with Grading Plan.
   c. A Grading Permit will be issued in conjunction with the first building permit that allows clearing and grading in conformance with the phased Grading Plan approved by the Commission. Modifications to the phased Grading Plan will be
deal with according to Sections 29-189 (e) and (f) of the Land Alteration ordinance.

   a. During Phase I site work, the required land use and street buffers shall be preserved.
   b. Construction fencing shall be in place to protect all required buffers prior to the initiation of any site work.
   c. All portions of the property shall be landscaped in compliance with the City’s Landscape Ordinance.

7. Public Transportation Issues.
   a. Prior to submittal of Phase I site plan review to the Planning Commission, the developer shall meet with Central Arkansas Transit Authority representatives to discuss opportunities for providing bus facilities (pull-outs, internal circulation, etc.)
   b. The site development plan for the entire property shall be designed to provide adequate internal pedestrian circulation.

8. Signage Issues.
   a. All directional signage shall comply with the Zoning Ordinance.
   b. Wall signage is allowed on the interior of the shopping center at the front and rear wall of each tenant, facing interior streets and parking, and on Interstate 430 and Shackleford Road frontage. However, tenants greater than 100,000 square-feet are allowed a maximum of three (3) exterior walls for signage, and tenants less than 100,000 square-feet are allowed a maximum of two (2) exterior walls for signage.
   c. The total area for exterior wall mounted signs may not exceed 10% of the wall surface area of the front wall of the tenant’s demised premises.
   d. Tenants less than 15,000 square-feet may have one wall sign per allowable exterior wall. Tenants greater than 15,000 square-feet may have more than one sign per allowable exterior wall but must comply with “c” above.
   e. In addition to a through d above, tenants may have one (1) Blade Sign perpendicular to the main façade with a maximum size of six (6) square-feet, restaurants may have an exterior Menu Board within five (5) feet of the entrance not to exceed eight (8) square-feet, and Tenants may incorporate logos or names on glass areas and/or awnings.
f. The commercial portion of the development will be limited to three (3) Ground-
Mounted Pylon Signs, one (1) at the entry drive from Shackleford Road and two
(2) along the Interstate 430 Freeway frontage. Each sign shall have a maximum
height of thirty-six (36) feet and a maximum area of 680 square-feet. An
additional monument sign (hardscape wall) may be constructed at the Shackleford
Road/Interstate 430 Intersection. The wall may be natural stone or brick masonry,
five (5)-foot maximum height, with a thirty (30)-inch by fifty (50)-foot area for
metal letters to spell the project name. The area around the wall shall be planted
to create a landscape feature at this corner of the site.
g. The office portion of the development shall be limited to one (1) Ground-Mounted
Sign at the entry drive from Shackleford Road for the Office Park name. The sign
shall have a maximum height of six (6) feet and a maximum area of sixty-four (64)
square-feet. Signage for each lot within the office use areas shall be as permitted
in Section 36-553 of the Zoning Ordinance.
h. Out parcels within the commercial portion of the property shall be restricted to one
(1) Monument-Type Ground-Mounted Sign per out parcel. Each sign shall have a
maximum height of ten (10) feet and a maximum area of 100 square-feet.
i. Out parcels within the commercial portion of the property must comply with a, b,
d, and e above, except that out parcel tenants are allowed to place sign on two or
three (2 or 3) of their exterior walls.
j. Any of the property’s eastern facing signs that are visible from Camp Aldersgate’s
property, except those referenced in Subsection 8.f herein, shall remain unlighted
except for ½-hour before and after the sign advertiser’s hours of being open to the
general public.

9. Other Site Design Issues.
   a. Total project shall not exceed 1,000,000 square-feet of area.
   b. Commercial/Retail buildings constructed on the property shall not exceed a total
      of 750,000 square-feet of gross floor area, with a maximum of 55,000 square-feet
      of restaurant uses on outparcels and 55,000 square-feet of restaurant uses on the
      balance of the project with a total maximum restaurant use for the entire property
      not to exceed 110,000 square-feet. Restaurant Parking: All restaurants that are on
      outparcels shall be required to self-park on site at a parking ratio of not less than
twelve (12) spaces per 1,000 square-feet. All restaurants that are within the
      buildings on the balance of the property shall have a parking ratio of not less than
five (5) spaces per 1,000 square-feet calculated independently of retail parking ratios.

c. Buildings constructed containing permitted and conditional O-2 and Hotel and Convention uses shall be at least 25%, or 250,000 square-feet of the total gross floor area of the project.

d. Hotel and Convention projects to be in keeping with design of others on Chenal or Shackleford Road; area not to exceed ten (10) acres.

e. All site lighting shall be a low-level, directed away from adjacent property, shielded downward and into the site.

f. Use of outdoor speaker or sound amplification system shall be prohibited on the property except for ½-hour before and after the advertiser’s hours of being open to the general public. The operation of any such speaker and system is limited to those that do not emit sound that is plainly audible from South Shackleford Road or at a distance of two hundred feet or more from the source of such sound.

g. Any dumpster or trash receptacles shall be oriented away from Shackleford Road and screened as per the Zoning Ordinance requirements. Trash enclosures shall be screened from public view on three sides with a six (6) to eight (8)-foot high (depending on the height of container) screen of masonry, precast, or other building compatible materials. Trash enclosures shall be located to allow a fifty (50)-foot clear path for trucks. When located in a highly visible area, screening walls shall be softened with landscaping or earthen berms.

h. Servicing of dumpsters or trash receptacles shall be during day light hours only.

i. All buildings (Main Street, Anchors, and Jr. Anchors) are required to be “four (4)-sided” architecture, meaning that the back of the building will be as well designed as the front and sides. Exteriors shall be of materials such as native or cast stone, brick, colored split-face block, “Dryvit”, or similar materials that are permanent in nature (no metal buildings). Most roofs will be flat, but any sloped roofs will be architectural/standing seam metal panels. Truck service and compactor areas will be screened by walls and landscaping. All exterior (roof or ground mounted) mechanical equipment will be screened with architectural or landscape screening treatments. Plans for final exterior design must be submitted to Planning & Development Staff and approved prior to applying for any Building Permits.
j. All service/loading dock doors shall be screened. In addition, all service/loading dock doors within 300 feet of Shackleford Road shall be oriented away from Shackleford Road.

k. Maximum building height on the property shall not exceed fifty (50) feet unless approved by the Planning Commission.

l. Drive-through facilities of restaurants shall be screened as follows: speaker will be mounted so that it is baffled on all sides in a manner which will direct the sound produced to the vehicle served. Each speaker location shall be designed to provide for a solid wall at least six (6) feet in height and twenty (20) feet in length along the opposite lane line. This wall shall be constructed of masonry or wood with a textured finish to diminish sound deflection.

Section 5. The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

Section 6. This ordinance shall not take effect and be in full force until the final approval of the plan.

Section 7. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 8. Repeater. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: November 7, 2017

ATTEST:  APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney