

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Little Rock Soccer Complex PD-C, located on the east side of Embassy Suites Drive, south of Chenal Parkway (Z-5887-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 4.44-acre property, located on the east side of Embassy Suites Drive, south of Chenal Parkway, be rezoned from PCD, Planned Commercial Development, to PD-C, Planned Development – Commercial, to allow for the development of an indoor soccer facility.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	<p>The applicant is proposing to rezone the property at from PCD, Planned Commercial Development, to PD-C, Planned Development – Commercial, to allow for the development of a two (2) phased indoor soccer facility with paved parking. Phase 1 will include a 26,152 square-foot facility with a parking area. Phase 2 will include an additional 25,856 square-foot indoor soccer facility.</p> <p>The property is currently undeveloped and mostly wooded with varying degrees of slope, primarily sloping downward from north to south.</p>

**BACKGROUND
CONTINUED**

The site is bordered on the west by Embassy Suites Drive and undeveloped C-3, General Commercial District, and R-2, Single-Family District, properties to the east and south. A large hotel development and mixed use office and commercial uses are located to the north along Financial Centre Parkway.

The proposed building will be constructed of steel framing with a mix of metal and masonry sided exterior walls.

The proposed building will be set back approximately fifty (50) feet from the front (west) property line, over 150 feet from the south property line, over twenty-five (25) feet from the north property line, and over 338 feet from the rear (east) property line.

The proposed site plan shows one (1) paved access drive from Embassy Suites Drive at the west central portion of the property. The drive continues around the proposed structure occupying the south and central portions of the site leaving a large portion of the site open for the Phase 2 building.

The applicant is proposing 110 parking spaces for employees and customers at the south and east sides of the proposed Phase 1 building. Staff believes the parking will be sufficient for the proposed use.

The proposed site plan shows a dumpster location near the northeast corner of the proposed Phase 1 building. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

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

Any signage proposed for the development must conform to Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as 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.