

FILE NO.: Z-9061-A

NAME: The Plaza Revised Long-form PCD

LOCATION: Located on the Southwest corner of 65th Street and Scott Hamilton Drive

DEVELOPER:

65th Street Land Company, LLC
P.O. Box 23670
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

65th Street Land Company, LLC, Rick Ferguson, Owner
White-Daters and Associates, Agent

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 18.0 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 13 – 65th Street East CENSUS TRACT: 20.02

CURRENT ZONING: PCD

ALLOWED USES: Mixed use development including C-3, General Commercial District uses, I-2, Light Industrial District uses and Amusement outdoor

PROPOSED ZONING: Revised PCD

PROPOSED USE: Mixed use development including C-3, General Commercial District uses, I-2, Light Industrial District uses and Amusement outdoor – (to allow the reconfiguration of the site plan)

VARIANCE/WAIVERS: A variance from the Land Alteration Ordinance to allow continued advanced grading of the site.

BACKGROUND:

Ordinance No. 21,108 adopted by the Little Rock Board of Directors on October 5, 2015, rezoned the property from I-2, Light Industrial District to PCD, Planned Commercial Development District. The developer requested to rezone the property to PCD, Planned Commercial Development District, to allow the use of the property with all permitted I-2, Light Industrial District uses, C-3, General Commercial District uses and Amusement outdoor. The developer proposed a “U-Shaped” building with approximately 78,400 square feet of leasable space. The building shape created a large open area for outdoor use. This outdoor area was to have visibility to the proposed sports fields to the south creating a festive outdoor plaza area. The driveways shown on the plan meet the City spacing requirement. Parking was planned around the development with 401 parking spaces provided.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant is now proposing to amend the previously approved layout of the site to push the retail/plaza area to the southwest corner and bring the soccer/ball fields to the north. After talking with prospective tenants, it was determined this would be a more effective layout for the users. The new plan has an L-shaped retail building along the south and west property lines. The plaza area sits within the L-shaped building with the two (2) sports fields pushed north to the intersection of Scott Hamilton Drive and West 65th Street. The L-shaped building is proposed containing 58,916 square feet and the smaller retail building contains 14,640 square feet. The total building square footage proposed for the site is 73,556 square feet. There are 433 parking spaces proposed for the development. Parking is generally spread through the development with the largest parking field on the east side to serve both the plaza area and ball fields. The new layout allows for loading/unloading in the rear of the retail buildings and away from the public view. The developer believes this layout will be much more successful than the previous layout submitted and approved.

B. EXISTING CONDITIONS:

The site is located on the southwest corner of West 65th Street and Scott Hamilton Drive. Grading activities have begun and the rough grading of the site is complete. To the south of this site is Job Corp of America, west of the site is the Arkansas Food Bank and north of the site are industrial and warehouse uses. East of the site across Scott Hamilton Drive is an equipment leasing business.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of West 65th Street and Scott Hamilton Drive.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. 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. An advance grading variance was previously approved to advance grade future phases. A grading permit has been issued and the site has been rough graded.
4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
5. 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.
6. The striped median in Scott Hamilton Drive will be required to be modified for left turn movements to meet AASHTO and MUTCD standards at the time of building permit.
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

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

Little Rock Water Reclamation Authority: Sewer available to the site. Capacity fee review required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing single phase, overhead power line to the south of this property. Contact Entergy in advance to discuss electrical service requirements, a line extension, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. Contact Central Arkansas Water regarding the size and location of the water meter.
4. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
5. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

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. 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.
6. 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 replaces 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.
7. 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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. For information on submittal requirements and the review process. Contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Carl Menyhart at 501.371.4875 or cmenyhart@littlerock.gov.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case be required to exceed fifty (50) feet. The street buffer to the north is deficient. The approximate average depth (north/south) of the site is 930 feet. A minimum fifty (50) foot street buffer is required between the West 65th Street right-of-way and the proposed parking.
3. 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 at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. 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, highway or freeway. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip. The east perimeter planting strip is deficient.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
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). The minimum size of an interior landscape area shall be three hundred (300) square feet for developments exceeding one hundred fifty (150) parking spaces. Interior islands must be a minimum seven and one half ($7 \frac{1}{2}$) 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. A landscape irrigation system 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. 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: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in 65th Street East Planning District. The Land Use Plan shows Industrial (I) for this property. The Industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a revision to an existing PCD (Planned Commercial Development) to allow the development of the site in a reconfiguration still containing retail and soccer sports fields.

Master Street Plan: Both Scott Hamilton Drive and West 65th Street are shown as a Minor Arterial on the Master Street Plan. A 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 West 65th Street and Scott Hamilton Drive since they are a Minor Arterial. These streets 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 Scott Hamilton Drive. Bike Lanes provide a portion of the pavement for the sole use of bicycles. A Class II Bike Lane is shown along West 65th Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (July 18, 2018)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the applicant provide the location of any proposed dumpsters and to provide the days and hours of the proposed dumpster service. Staff questioned the activities proposed for the outdoor plaza area. Staff also questioned if food trucks would be allowed to stay on-site during non-operational hours.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of Scott Hamilton Drive and West 65th Street. Staff stated an advanced grading permit was required prior to construction on the site. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated the street median on Scott Hamilton Drive would require modification to allow for left turns movements. Staff stated the modification was to comply with ASHTO and MUTCD standards.

Landscaping comments were addressed. Staff stated the street buffer along West 65th Street did not comply with the typical standards of the buffer ordinance. Staff stated the street buffer should be indicated with a 50-foot average. Staff stated screening was required between the proposed parking and the West 65th Street right of way. Staff stated a perimeter planting strip was required along any side of a vehicular use area that abutted adjoining property or the right of way of any street.

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 applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request. The applicant has indicated the proposed users of the site will be uses allowed in the I-2, Light Industrial District, C-3, General Commercial District and the addition of outdoor amusement. The applicant has stated there may be occasions when there will be tents and or activities at the site in conjunction with a soccer tournament or sporting event. The hours of operation for the sports fields are from 6 am to 10 pm daily. The retail portion of the development is proposed with hours from 6 am to midnight seven (7) days per week.

The development is proposed with two (2) buildings. The southern-most building is an "L" Shaped building with approximately 58,916 square feet of leasable space. The building shape creates a large open plaza area for outdoor use. The maximum building height proposed is 35-feet. The northern building, located along West 65th Street, is proposed containing 14,640 square feet. The site plan includes a plaza area which will be used for outdoor activities including food trucks, picnic tables and market booths. Food trucks and market booth items will be removed from the site daily.

The driveways shown on the plan meet the City spacing requirement. A single drive is located into the site from Scott Hamilton Drive. A single full service drive is also proposed from West 65th Street. The drives comply with the typical development criteria for driveway spacing.

Parking is proposed with 433 parking spaces. Parking for a mixed use development would be calculated at one (1) space per 225 gross square feet of floor area for a total of 326 parking spaces. Staff feels the parking as proposed is adequate to serve the proposed development.

Freestanding signage is indicated on the site plan along Scott Hamilton Drive and West 65th Street. The signs are proposed as allowed in industrial zones per the zoning ordinance or a maximum of 30-feet in height and 72 square feet in area. Building signage will be located as allowed in shopping center developments. The ordinance states all on-premises wall signs must face required street frontage except in complexes where a sign without street frontage would be the only means of identification for a tenant.

Lighting and bleacher style seating for 500 fans with future expansion for an additional 1,000 fans is proposed for the soccer fields/sports complex. The sports complex will also include restrooms, a concession facility, maintenance building, score boards and all associated ancillary structures and uses. The lighting will be directional, directed downward and into the site to limit the over spilling of light onto adjacent properties. The maximum pole height for the lights is 40-feet.

The development is proposed in phases with the soccer fields being constructed in the first phase. The additional buildings will be added based on market demand. A portion of the parking will be added with the first phase. Additional parking will be added with the construction of the buildings.

Staff is supportive of the request. The applicant is seeking approval of the revision to the PCD, Planned Commercial Development zoning to allow the reconfiguration of the site plan for the previously approved development plan. The outdoor activities have been relocated to the street side of the development allowing for better visibility of the sports fields. The development is proposed as a mixed use development including the sports fields, retail and office uses. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of the variance request from the City's Land Alteration Ordinance to allow continued grading of the site with the first phase of the development.

Staff recommends all sporting activities be limited to an ending time of 10 pm.

PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating their previous recommendation was for sporting events to end by 10 pm. Staff stated they were revising this recommendation and now were recommending the lights for the sports fields be turned off 30 minutes after the conclusion of the final game for the evening. Staff stated there was no set end time for the sporting events. Staff also stated the fencing along Scott Hamilton Drive and West 65th Street adjacent to the sports fields would be of sufficient height to limit the ability for soccer balls to be hit out onto the abutting streets. Staff presented a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow continued grading of the site with the first phase of the development. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.