

October 9, 2025

ITEM NO.: 8

FILE NO.: Z-10210

NAME: Ward Event Center – Conditional Use Permit

LOCATION: 5507 Ranch Drive

DEVELOPER:

Dogwood Crossing, LLC
5507 Ranch Drive, Suite 201
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Dogwood Crossing, LLC (Owner)
Joe White & Associates (Agent)

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 4.36 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 01 LF

WARD: 5

PLANNING DISTRICT: 20

CENSUS TRACT: 42.05

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None Requested

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow an event center to be operated within a rental space in the existing shopping center located at 5507 Ranch Drive. The property is zoned C-3.

B. EXISTING CONDITIONS:

The property at 5507 Ranch Drive is completely developed, with two (2) shopping buildings and associated parking and drives. There are multiple access drives from

Ranch Drive, N. Katillus Road and Cantrell Road.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. ADA Access shall be shown to the Right-of-Way.
2. Change of use will require the Accessible Parking to meet all current adopted codes.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

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.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.

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.

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

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.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments Received.

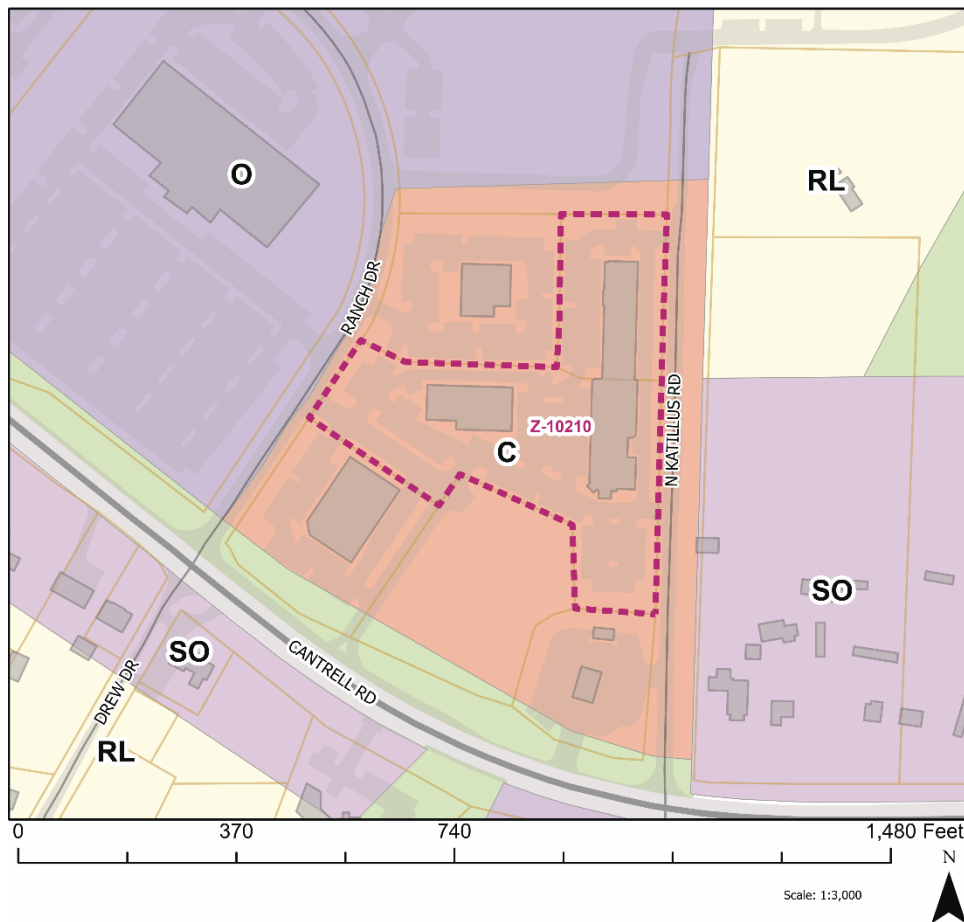
Planning Division:

Land Use Plan:

The request is in Planning District 20, the Pinnacle Planning District. The development principles of this district include developing transportation facilities for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features The Land Use Plan shows Commercial (C)

use for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application for a CUP for an event center.

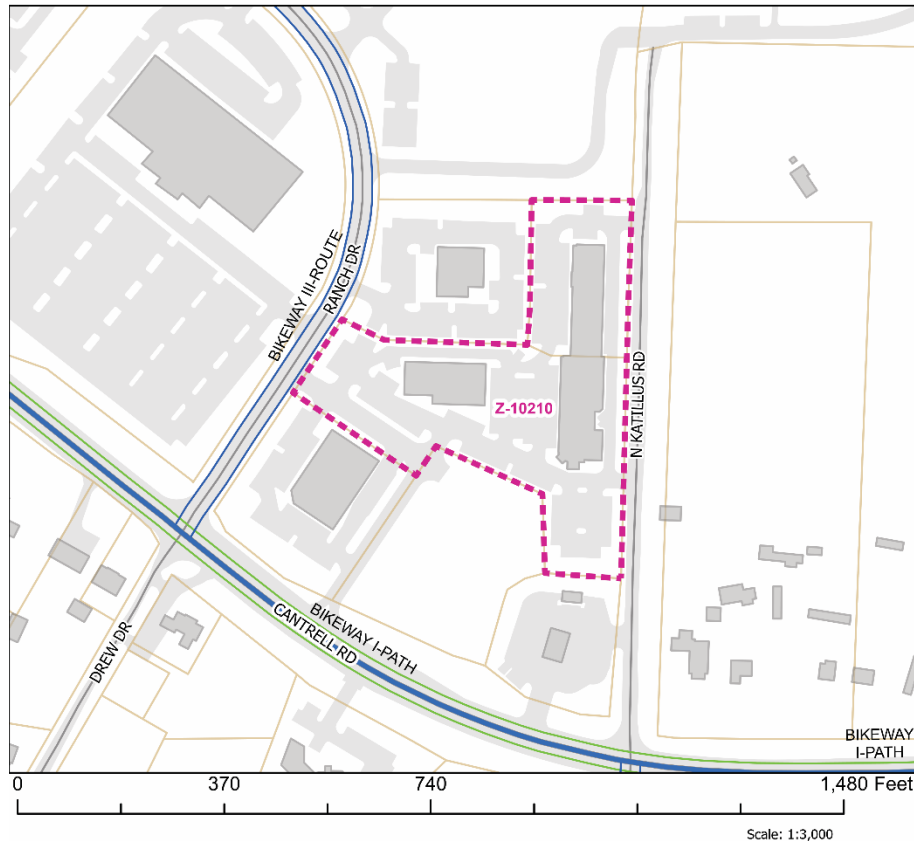
Future Land Use Plan for Z-10210



To the north and west of the application is area designated for Office (O) Use and is characterized by a financial institution and a public middle school and public high school. To the northeast of the application is area designated for Residential Low (RL) density use and is characterized by athletic facilities for the aforementioned public schools. To the east of the application is area designated for Suburban Office (SO) use, characterized by a mobile home park. To the south of the application is designated Commercial (C) and is characterized by a resale store and a convenience store with fuel pumps.

This site is not located in an Overlay District.

Master Street Plan for Z-10210



Master Street Plan:

Ranch Dr. and Kattillus Rd. are Commercial Streets on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Ranch Dr is shown on the Master Bike Plan with proposed Class II Bike Lane facilities. Class II Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

ANALYSIS:

The applicant is requesting a conditional use permit to allow an event center to be created within a rental space in the existing shopping center located at 5507 Ranch Drive. The property is zoned C-3.

The property at 5507 Ranch Drive contains an existing shopping center development (Dogwood Crossing). There are several existing access drives from Ranch Drive, N. Katillus Road and Cantrel Road (shared access). The site contains two (2) shopping center buildings, within the east and west portions of the property. Associated parking and interior drives are located along all sides of the buildings.

The applicant proposes to operate the event center within a rental space in the south portion of the east shopping center building. The applicant submitted the following description of the proposed event center:

“La Petite Soiree will provide a Parisian-inspired setting for small-scale, private events such as children’s birthday parties, baby showers, bridal showers, and milestone celebrations. The venue is designed to accommodate 30-50 guests depending on the event type and layout. Events will be by reservation only, with no large-scale dances or high-amplification entertainment, ensuring minimal impact on the surrounding neighborhood. On occasion, the venue may also host small music recitals or acoustic performances in connection with private events or community gatherings. These performances will be low volume, limited to a small number of attendees, and will conclude within our regular operating hours.”

“Guest attendance will always be managed in accordance with the on-site parking capacity to prevent overflow into surrounding areas. Noise levels will remain low and respectful of nearby properties, and all events will be operated in strict compliance with city codes regarding noise, safety, and occupancy limits.”

“The proposed hours of operation are Monday through Friday 9:00 a.m. to 5 p.m. with the occasional evening event during the week, Saturday 9:00 a.m. to 9:00 p.m. (primarily during morning and afternoon hours) and Sunday, 1:00 p.m. to 5:00 p.m.”

The applicant provided the following additional information in response to questions from staff:

1. The maximum number of staff at one time will be 5.
2. Yes, they intend to hold seasonal ticketed community events.
3. Food service will be provided through licensed catering vendors on occasion. Customers will be permitted to bring their own beer, wine, or spirits (BYOB) or engage a licensed bartender, in compliance with all applicable state and local regulations.
4. Live, acoustic music may be performed for select events held outside normal business hours (8:00 a.m. - 5:00 p.m.). We would also allow acoustic music recitals though they would not be regular or ongoing feature of daily operations.
5. Security will be available upon request.
6. There will be a sign on the building in accordance with the city's sign ordinance.
7. No additional lighting will be installed with this project.

To Staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the requested conditional use permit. Staff believes that the proposed event center will have no adverse impact on the general area. The proposed event center will be very small in nature and should be compatible with the other commercial and office uses in the shopping center.

STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.