

FILE NO.: Z -4470-O

---

NAME: Wellington Hills Center – Revised PCD

LOCATION: 15400 Chenal Parkway

DEVELOPER:

15400 Chenal Parkway, LLC  
1 Chenal Village Circle  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

15400 Chenal Parkway, LLC – D (Owner)  
Jerry Kelso (Agent)  
Crafton Tull Engineers  
10825 Financial Centre Parkway, Suite 300  
Little Rock, AR 72211  
(501) 664-3245

SURVEYOR/ENGINEER:

Crafton Tull Engineers  
10825 Financial Centre Parkway, Suite 300  
Little Rock, AR 72211  
(501) 664-3245

AREA: 6.55 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.16

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

---

BACKGROUND/REQUEST:

On October 16, 2012 the City Board of Directors approved Ordinance No. 20,645 which rezoned the 6.55 acres of this property from C-2 to PCD. The PCD was approved by the Planning Commission on September 13, 2012. The PCD was approved to for a

relocation of use, adding C-2 Shopping Center District uses, auto body repair and collision repair commercial development, with conditions.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise an existing "PCD" Planned Commercial Development to allow the creation of a new 1.36-acre lot within the southeast corner of the 6.55-acre property. The new lot is proposed for the construction of a restaurant with drive-thru within the eastern existing parking lot.

B. EXISTING CONDITIONS:

The property is a currently developed shopping center with paved parking and paved access drives connecting to Chenal Parkway along the south perimeter and Wellington Hills Road along the west perimeter. The site is bordered by PCD zoned properties to the east and west, and a mix of PCD, C3 and OS zoned properties to the south across Chenal Parkway.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
2. 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.
3. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to [csmith@littlerock.gov](mailto:csmith@littlerock.gov) and cc [dwarner@littlerock.gov](mailto:dwarner@littlerock.gov). If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email [Permits@littlerock.gov](mailto:Permits@littlerock.gov).

4. Submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development. TIA should show the following: 1. an evaluation of the existing traffic conditions in the vicinity of the proposed site 2. an analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site 3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development 4. evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations 5. assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
5. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
6. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
7. If a grading permit is not required for the proposed site work, all construction work must include appropriate drainage and erosion control measures (i.e., silt fencing, mulching hydro-seeding, etc.) to protect the municipal storm water drainage system and neighboring properties from sediment runoff. New development may be subject to inspections for compliance.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Summit Energy: No comment.

AT & T: No comments received,

Central Arkansas Water: No comments received.

Fire Department:

**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.

**Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

**As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**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 Marshal's 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.

Parks and Recreation: No comments received.

County Planning: No comment.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the Chenal Overlay District.
2. 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. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.

**If access easements are not provided adjacent to the property lines a 9-foot landscape perimeter may be required adjacent to the north and west property lines.**

3. 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 one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 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.
4. 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 shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building. Landscape areas will need to be added for the commercial building.
5. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.  
**Screening will be required adjacent to the Chenal Parkway right-of-way. Existing plant materials can be used to meet this requirement, if not in place new material will be required.**
6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. 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: No Comment.

Planning Division:

The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category provides for 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 is a revision to an existing Planned Commercial Development (PCD) District to

add a restaurant site on the land. The request is within the Chenal Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the west, east and southwest (across Chenal Parkway). The Park/Open Space (PK/OS) designation is shown to the south. There is also a small area shown as PK/OS to the east beyond the Commercial area. Office (O) is shown on the Plan to the north. The Commercial (C) category provides for 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. To the west either side of Wellington Hills Road are businesses – branch bank, Walgreens, and shopping center. These properties are zoned Planned Commercial Development (PCD) District or Planned Development Commercial (PDC) District. To the west are three mostly vacant retail buildings, zoned Planned Commercial Development (PCD) District. Across Chenal Parkway is a convenience store with gas pumps, zoned C-3, General Commercial District.

The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This land is the floodway of Rock Creek zoned PR, Park District and OS, Open Space District. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. To the north is vacant wooded land, zoned O-3, General Office District.

Master Street Plan: To the south is Chenal Parkway, it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial serves through traffic and connects major traffic generators or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a proposed Class I Bike Path shown to the south along the Rock Creek. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to revise an existing “PCD” Planned Commercial Development to allow the creation of a new 1.36-acre lot within the southeast

corner of an existing 6.55-acre property. The new lot is proposed for the construction of a restaurant with drive-thru within the east central portion of an existing parking lot.

The property is currently a developed shopping center with paved parking and paved access drives connecting to Chenal Parkway along the south perimeter and Wellington Hills Road along the west perimeter. The site is bordered by PCD zoned properties to the east and west, and a mix of PCD, C3 and OS zoned properties to the south across Chenal Parkway.

The applicant is proposing a 5,250 square foot drive-in restaurant building centrally located on a new 1.36-acre parcel to include existing paved parking areas and access drives to serve the proposed restaurant. The applicant notes that the hours of operation for new restaurant will be 6:00 am to 10:00 pm daily.

The proposed restaurant building will be located 170 feet back from the front (south) property line, over 99 feet from the rear (north) property line and over 52 feet from the east property line. The proposed structure will also be located over 57 feet from the existing structure to the west.

The development proposes to include the use of approximately fifty-three (53) existing parking spaces taken in by the new lot surrounding the new building. The site plan shows the utilization of approximately forty-one (41) existing spaces to the south and approximately twelve (12) spaces to the north. The lot will remain open to the perimeter parking areas and common access easement drives surrounding the main building allowing access to additional parking on the west and north sides. A minimum of 52 spaces is typically required by the City's Zoning Ordinance. Staff believes that the proposed number of parking proposed in conjunction with the remaining parking area will be sufficient to serve this overall development.

The applicant proposes to provide a multi-direction drive to the west of the proposed new lot, adjacent to the existing shopping center structure to maintain primary traffic flow within the parking areas. The applicant proposes two (2) new access drive lanes circling the new structure on the north, east, and west sides with adjacent drive-thru service lanes within the development. The drive-thru service lanes will be along the east and west sides of the restaurant with approximately five (5) stacking spaces for the proposed service windows. Any proposed new drive-thru stacking lanes must comply with Section 36-502 of the City's Zoning Ordinance. Staff believes the proposed organization and number of stacking lanes will be sufficient to serve the proposed use.

The applicant proposes to utilize the existing parking lot lighting. Any new lighting must be low level and directed away from adjacent properties.

The proposed plan notes two (2) new dumpsters located at the northeast corner of the parking area of the property. The applicant notes that the dumpsters will be screened as per ordinance requirements. The dumpsters must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant proposes a new monument sign centrally located within the landscaping buffer along the southern perimeter of the development adjacent to Chenal Parkway. All new signage must comply with Section 36-555 (signs allowed in commercial zones) and the Chenal Design Overlay District (Section 36-349) requirements.

The applicant is proposing to maintain the existing landscaping buffers along Chenal Parkway and along the east perimeter of the site which must meet the required minimums of (6) percent of the average depth/width of the lot. The applicant states "Buffer areas along the south and east property lines will be protected during construction and any disturbed or damaged areas will be replaced". Screening requirements will need to be met for vehicular use areas adjacent to street rights-of-way per the city ordinance.

The applicant stated that a Project Development Schedule has not yet been developed.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested revised PCD. The applicants proposed use of the site is similar to the intensity of other uses in the area. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

---

PLANNING COMMISSION ACTION:

(SEPTEMBER 8, 2022)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item remained on the consent agenda as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.