



**BACKGROUND  
CONTINUED**

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.

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 65<sup>th</sup> 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, and 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.

The Planning Commission reviewed the proposed PCD request at its August 9, 2018, meeting and there were no registered objectors present. The Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.