

1 ORDINANCE NO. \_\_\_\_\_

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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
4 AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED  
5 SHACKLEFORD CROSSING REVISED LONG-FORM PCD, LOCATED  
6 AT 2600 – 2700 SOUTH SHACKLEFORD ROAD (Z-4923-T) LITTLE  
7 ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF  
8 THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER  
9 PURPOSES.

10  
11 BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,  
12 ARKANSAS.

13 Section 1. That the zoning classification of the following described property be changed from Revised  
14 PCD, Planned Commercial Development, Zoning to Revised PCD, Planned Commercial Development  
15 Zoning:

16 **Z-4923-T**: Part of the SE ¼, Section 9, T-1-N, R-13-W, Pulaski County, Arkansas,  
17 more particularly described as: Commencing on the southeast corner of the SE ¼ of  
18 said Section 9 (said point being the southeast corner of Lot 1, Interstate 430 Office  
19 Park Addition, recorded as Plat No. A-497, in the records of the Circuit Clerk and  
20 Ex-Officio Recorder of Pulaski County, Arkansas); thence N 87° 31' 39" West, along  
21 the south line of the SE ¼, Section 9, 589.84 feet to the point of beginning thence N  
22 87° 32' 41" West 978.13 feet to a point on the easterly right-of-way line of Interstate  
23 Route No. 430; thence northeasterly and northwesterly along said easterly right-of-  
24 way line the following bearings and distance, N 55° 59' 26" West 37.86 feet; N 02°  
25 05'03" East 576.76 feet; N 01° 58' 01" East 183.59 feet; N 18° 11' 56" East 470.50 feet;  
26 N 25° 35' 21" East 372.20 feet; N 49° 14' 40" East 555.15 feet; N 67° 54' 24" East 92.60  
27 feet; N 75° 37' 40" East 187.92 feet; N 82° 21' 19" East 357.10 feet; S 77° 22' 36" East  
28 186.46 feet to a point on the west right-of-way line of Shackleford Road; thence  
29 southerly along said west right-of-way line the following bearings and distances; S 06°  
30 57" 53" East 252.26 feet; S 05° 36' 25" West 200.16 feet; S 30° 08' 55" East 119.09  
31 feet; S 86° 39' 32" East 24.00 feet to a point on the east line of the SE ¼ said Section  
32 9; thence S 02° 05' 50" West 1,228.78 feet; thence N 87° 31' 27" West 590.00 feet along  
33 the north line of Lot 1, Interstate 430 Office Park Addition to the City of Little Rock,

1           Arkansas; thence S 02° 06' 05" West 300.00 feet; along the west line of said Lot 1; to  
2           the Point of Beginning containing 62.443 Acres, more or less, AND Part of the NE ¼,  
3           Section 16, T-1-N, R-13-W, Pulaski County, Arkansas, more particularly described  
4           as: Beginning at the southeast corner of the SE ¼ of Section 9 (said point being the  
5           SE corner of Lot 1, Interstate 430 Office Park Addition, recorded as Plat #A-497, in  
6           the records of the Circuit Clerk and Ex-Officio Recorder of Pulaski County,  
7           Arkansas); thence S 02° 03' 47" West, along the east line of the NE ¼, Section 16,  
8           971.75 feet; thence N 87° 31' 51" West 1,569.95 feet to a point on the easterly right-  
9           of-way line of Interstate Route No. 430p; thence northeasterly along said easterly  
10          right-of-way line N 02° 10' 09" East 971.49 feet; thence S 87° 32' 41" East 978.13 feet  
11          to the southwest corner of Lot 1 thence S 87° 31' 39" East 589.84 feet along the south  
12          line of Lot 1 to the Point of Beginning containing 35.003 acres, more or less.

13          **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little  
14          Rock Planning Commission:

15          **Section 3.** That the preliminary site development plan/plat has been approved as recommended by the  
16          Little Rock Planning Commission.

17          **Section 4.** That the change in zoning classification contemplated for Shackleford Crossing Revised  
18          Long-Form PCD (Z-4293-F) is conditioned upon obtaining a final approval within the time specified by  
19          Chapter 36, Article VII, Section 36-454(e) of the Code of Ordinances. The change in zoning classification  
20          is further subject to the conditions stated as follows:

21                 1. Development of the property shall comply with the Declaration of Restrictions and  
22                 Covenants ("DRC") between Developer and Camp Aldersgate, Inc. (Pulaski County Filed  
23                 Instrument No. 2005091973).

24                 2. Uses allowed are O-2, Office and Institutional District, uses, Hotel and Convention Use,  
25                 C-2, Shopping Center District, permitted uses plus food store and retail uses not listed (enclosed),  
26                 excluding uses that are prohibited under the DRC.

27                 3. Offsite Improvement Costs. The building areas of the site will be allowed up to a total of  
28                 400,000 square-feet of commercial and office building area with the existing overpass and bridge  
29                 conditions. Prior to any additional building areas being added, the applicant's traffic engineer will  
30                 review the volume of traffic with the City Engineer to determine the Level of Service (LOS)  
31                 grading. Should the volume demonstrate failure of the related exits, entrances and bridge traffic  
32                 volumes then the applicant shall install necessary improvements as agreed between applicant and  
33                 the City to the intersection before additional commercial space or office space could be built on the  
34                 subject site.

1 4. Right-Of-Way Issues:

- 2 a. A Traffic Study has been submitted by the Developer and approved by the City's  
3 Traffic Engineer, with development complying with recommendations of the study  
4 as approved by the Traffic Engineer. Final specifications of road widening for  
5 Shackelford Road as approved by the City of Little Rock must be acceptable to  
6 Camp Aldersgate, Inc.
- 7 b. All improvements to Shackelford Road full width required by the Boundary Street  
8 Improvements ordinance shall be constructed in Phase I of the development. In  
9 addition to those required by the ordinance, the improvements made during Phase  
10 I along Shackelford Road shall also include streetlights, turning lanes at  
11 intersections and entry points and traffic signals at locations as determined by the  
12 Little Rock Traffic Engineering Department. In addition, a traffic signal shall be  
13 installed at the Interstate 430 north bound off-ramp at the time of the Phase I  
14 improvements.
- 15 c. Phase I Shackelford Road improvements shall include the Comcast frontage.  
16 Provide written agreement with Comcast for dedication of right-of-way and  
17 construction of improvements.
- 18 d. The clearing of undergrowth and trees will be restricted to the requirements of the  
19 necessary permit, which will be received prior to any work being started, from the  
20 Arkansas Department of Transportation or the City of Little Rock.

21 5. Grading and Excavation Issues.

- 22 a. Provide overall grading plan for the entire property with Phase I site plan review.  
23 Grading plan must note areas within the site where trees will be preserved, address  
24 retaining wall construction details and identify variances from the Land Alteration  
25 Ordinance. Along with the Phase I site plan review, the applicant shall seek  
26 approval of a "phased grading plan" and provide justification for and seek approval  
27 for clearing, excavation and filling areas both inside and outside the Phase I  
28 development area in order to minimize hauling off excess materials or importing  
29 borrow materials.
- 30 b. North/south and east/west sections and elevations must be provided with Grading  
31 Plan.
- 32 c. A Grading Permit will be issued in conjunction with the first building permit that  
33 allows clearing and grading in conformance with the phased Grading Plan  
34 approved by the Commission. Modifications to the phased Grading Plan will be

1           dealt with according to Sections 29-189 (e) and (f) of the Land Alteration  
2           ordinance.

3           6. Landscaping and Buffer Issues.

- 4           a. During Phase I site work, the required land use and street buffers shall be  
5           preserved.
- 6           b. Construction fencing shall be in place to protect all required buffers prior to the  
7           initiation of any site work.
- 8           c. All portions of the property shall be landscaped in compliance with the City's  
9           Landscape Ordinance.

10          7. Public Transportation Issues.

- 11          a. Prior to submittal of Phase I site plan review to the Planning Commission, the  
12          developer shall meet with Central Arkansas Transit Authority representatives to  
13          discuss opportunities for providing bus facilities (pull-outs, internal circulation,  
14          etc.)
- 15          b. The site development plan for the entire property shall be designed to provide  
16          adequate internal pedestrian circulation.

17          8. Signage Issues.

- 18          a. All directional signage shall comply with the Zoning Ordinance.
- 19          b. Wall signage is allowed on the interior of the shopping center at the front and rear  
20          wall of each tenant, facing interior streets and parking, and on Interstate 430 and  
21          Shackleford Road frontage. However, tenants greater than 100,000 square-feet  
22          are allowed a maximum of three (3) exterior walls for signage, and tenants less  
23          than 100,000 square-feet are allowed a maximum of two (2) exterior walls for  
24          signage
- 25          c. The total area for exterior wall mounted signs may not exceed 10% of the wall  
26          surface area of the front wall of the tenant's demised premises.
- 27          d. Tenants less than 15,000 square-feet may have one wall sign per allowable exterior  
28          wall. Tenants greater than 15,000 square-feet may have more than one sign per  
29          allowable exterior wall but must comply with "c" above.
- 30          e. In addition to a through d above, tenants may have one (1) Blade Sign  
31          perpendicular to the main façade with a maximum size of six (6) square-feet,  
32          restaurants may have an exterior Menu Board within five (5) feet of the entrance  
33          not to exceed eight (8) square-feet, and Tenants may incorporate logos or names  
34          on glass areas and/or awnings.

- 1 f. The commercial portion of the development will be limited to three (3) Ground-  
2 Mounted Pylon Signs, one (1) at the entry drive from Shackleford Road and two  
3 (2) along the Interstate 430 Freeway frontage. Each sign shall have a maximum  
4 height of thirty-six (36) feet and a maximum area of 680 square-feet. An  
5 additional monument sign (hardscape wall) may be constructed at the Shackleford  
6 Road/Interstate 430 Intersection. The wall may be natural stone or brick masonry,  
7 five (5)-foot maximum height, with a thirty (30)-inch by fifty (50)-foot area for  
8 metal letters to spell the project name. The area around the wall shall be planted  
9 to create a landscape feature at this corner of the site.
- 10 g. The office portion of the development shall be limited to one (1) Ground-Mounted  
11 Sign at the entry drive from Shackleford Road for the Office Park name. The sign  
12 shall have a maximum height of six (6) feet and a maximum area of sixty-four (64)  
13 square-feet. Signage for each lot within the office use areas shall be as permitted  
14 in Section 36-553 of the Zoning Ordinance.
- 15 h. Out parcels within the commercial portion of the property shall be restricted to one  
16 (1) Monument-Type Ground-Mounted Sign per out parcel. Each sign shall have a  
17 maximum height of ten (10) feet and a maximum area of 100 square-feet.
- 18 i. Out parcels within the commercial portion of the property must comply with a, b,  
19 d, and e above, except that out parcel tenants are allowed to place sign on two or  
20 three (2 or 3) of their exterior walls.
- 21 j. Any of the property's eastern facing signs that are visible from Camp Aldersgate's  
22 property, except those referenced in Subsection 8.f herein, shall remain unlighted  
23 except for ½-hour before and after the sign advertiser's hours of being open to the  
24 general public.
- 25 9. Other Site Design Issues.
- 26 a. Total project shall not exceed 1,000,000 square-feet of area.
- 27 b. Commercial/Retail buildings constructed on the property shall not exceed a total  
28 of 750,000 square-feet of gross floor area, with a maximum of 55,000 square-feet  
29 of restaurant uses on outparcels and 55,000 square-feet of restaurant uses on the  
30 balance of the project with a total maximum restaurant use for the entire property  
31 not to exceed 110,000 square-feet. Restaurant Parking: All restaurants that are on  
32 outparcels shall be required to self-park on site at a parking ratio of not less than  
33 twelve (12) spaces per 1,000 square-feet. All restaurants that are within the  
34 buildings on the balance of the property shall have a parking ratio of not less than

1 five (5) spaces per 1,000 square-feet calculated independently of retail parking  
2 ratios.

3 c. Buildings constructed containing permitted and conditional O-2 and Hotel and  
4 Convention uses shall be at least 25%, or 250,000 square-feet of the total gross  
5 floor area of the project.

6 d. Hotel and Convention projects to be in keeping with design of others on Chenal or  
7 Shackelford Road; area not to exceed ten (10) acres.

8 e. All site lighting shall be a low-level, directed away from adjacent property,  
9 shielded downward and into the site.

10 f. Use of outdoor speaker or sound amplification system shall be prohibited on the  
11 property except for ½-hour before and after the advertiser's hours of being open to  
12 the general public. The operation of any such speaker and system is limited to  
13 those that do not emit sound that is plainly audible from South Shackelford Road  
14 or at a distance of two hundred feet or more from the source of such sound.

15 g. Any dumpster or trash receptacles shall be oriented away from Shackelford Road  
16 and screened as per the Zoning Ordinance requirements. Trash enclosures shall be  
17 screened from public view on three sides with a six (6) to eight (8)-foot high  
18 (depending on the height of container) screen of masonry, precast, or other  
19 building compatible materials. Trash enclosures shall be located to allow a fifty  
20 (50)-foot clear path for trucks. When located in a highly visible area, screening  
21 walls shall be softened with landscaping or earthen berms.

22 h. Servicing of dumpsters or trash receptacles shall be during day light hours only.

23 i. All buildings (Main Street, Anchors, and Jr. Anchors) are required to be "four (4)-  
24 sided" architecture, meaning that the back of the building will be as well designed  
25 as the front and sides. Exteriors shall be of materials such as native or cast stone,  
26 brick, colored split-face block, "Dryvit", or similar materials that are permanent in  
27 nature (no metal buildings). Most roofs will be flat, but any sloped roofs will be  
28 architectural/standing seam metal panels. Truck service and compactor areas will  
29 be screened by walls and landscaping. All exterior (roof or ground mounted)  
30 mechanical equipment will be screened with architectural or landscape screening  
31 treatments. Plans for final exterior design must be submitted to Planning &  
32 Development Staff and approved prior to applying for any Building Permits.

- j. All service/loading dock doors shall be screened. In addition, all service/loading dock doors within 300 feet of Shackelford Road shall be oriented away from Shackelford Road.
- k. Maximum building height on the property shall not exceed fifty (50) feet unless approved by the Planning Commission.
- l. Drive-through facilities of restaurants shall be screened as follows: speaker will be mounted so that it is baffled on all sides in a manner which will direct the sound produced to the vehicle served. Each speaker location shall be designed to provide for a solid wall at least six (6) feet in height and twenty (20) feet in length along the opposite lane line. This wall shall be constructed of masonry or wood with a textured finish to diminish sound deflection.

**Section 5.** The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

**Section 6.** This ordinance shall not take effect and be in full force until the final approval of the plan.

**Section 7. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

**Section 8. Repeater.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**PASSED: November 7, 2017**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Susan Langley, City Clerk**

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**Mark Stodola, Mayor**

**APPROVED AS TO LEGAL FORM:**

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**Thomas M. Carpenter, City Attorney**

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