

FILE NO.: Z-3459-J

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NAME: Little Rock School District – Southwest High School Long-form PD-C

LOCATION: Located at 9715 Mabelvale Pike, the intersection of Mabelvale Pike and Sibley Hole Road

DEVELOPER:

Little Rock School District  
810 West Markham Street  
Little Rock, AR 72201

ENGINEER:

McClelland Consulting Engineers  
c/o Dan Beranek  
7302 Kanis Road  
Little Rock, AR 72204

AREA: 61-acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 7    PLANNING DISTRICT: 15 – Geyer Springs West    CENSUS TRACT: 41.05

CURRENT ZONING:    C-3, General Commercial District, R-2, Single-family and OS, Open Space

ALLOWED USES:            General Retail, Single-family and Open Space

PROPOSED ZONING:    PD-C

PROPOSED USE:            High School Campus

VARIANCE/WAIVERS:    A variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase of the new high school campus.

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A.    PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The Little Rock School District (LRSD) is planning to build a new high school in southwest Little Rock that will combine the student populations of JA Fair and McClellan High Schools. The site is approximately 61-acres at the corner of Mabelvale Pike and Sibley Hold Road. The Campus is bordered on the west by a

small neighborhood off Mabelvale Pike, senior living apartments on Richsmith Lane to the north, ABC Block Company to the east and the Union Pacific Railroad line and Mann Road to the south. Current zoning of the property is R-2, Single-family along Mabelvale Pike with the remaining property being zoned C-3, General Commercial and OS, Open Space. The request is to rezone the property to PD-C, Planned Development Commercial, to allow for the development of the site with the high school campus and allow flexibility of the buffer zones and height restrictions on the buildings.

The proposed improvements are as follows:

- Construct a new, 310,996 square foot high school, 3-stories, with associated parking. The building will consist of 65 classrooms, offices, cafeteria and auditorium. The tallest portion of this structure is 80-feet above typical finished floor elevation. This occurs in the auditorium portion of the building.
- The new high school will be planned for a maximum enrollment of 2250 students.
- Construction of a new gymnasium with seating for 2300 and associated auxiliary gym. Associated event parking, lighting and signage will be provided.
- Construction of new football/soccer stadium with artificial turf field and stadium seating for 3000 on the home side and 1000 on the visitor side. Associated lighting, signage, scoreboards and event parking will be provided.
- Construction of a new field house and future indoor practice facility is planned for the project.
- Construction of a new track with turf practice field, associated bleachers, lighting and press box, scoreboard, signage and lighting with an adjacent concession and restroom facility provided.
- Lighting for the fields will be pole mounted energy efficient, “night-sky” type fixtures. The lights will be installed to focus directly on the play fields and track areas only, minimizing light spillover. Light pole height will be a maximum of 80-feet.
- Construction of interior drive systems to separately handle all bus and parent pickup stacking all on site. Security gates and fencing will be incorporated with the drive system for campus security, controlled access and to deter vandalism.
- Associated stormwater detention facilities will be analyzed and provided.

- Fire Department/Emergency vehicular access will be provided around the south and east side of the sports fields as well as a secondary gated connection along Richsmith Lane to the north.
- Water and sewer mains as well as other utility services will be extended into the site to provide service to all facilities.
- A community field and associated parking will be provided and will remain open to the public for use.
- The LRSD has developed and submitted a traffic study to the Little Rock Public Works staff. In lieu of half street improvements and a traffic signal, LRSD plans to construct a roundabout at the intersection of Sibley Hole Road and Mabelvale Pike. In addition to the improvements at Sibley Hole, the LRSD proposes to install a turn lane and associated tapers at the southwest end of the project for bus access to the site.
- The proposed completion and use is planned to coincide with the 2019 school year. Construction, including early grading, is anticipated to commence in April 2017.
- Right of way dedication will be provided to the City for the proposed improvements along Mabelvale Pike.
- The project will comply with the Little Rock Stormwater Detention Ordinance.
- The proposed plan includes 1020 parking spaces.
- The proposed plan will minimize the impact to the native landscape especially at the perimeter of the site where buffer and screening of adjacent properties are required. The development proposes to utilize the existing dense vegetation to provide a natural buffer/screen.
- Dumpster and loading areas are located on the east side of the building and will be screened from the road. Screening will be provided for ground mounted mechanical equipment.
- The school development will follow the City of Little Rock Landscape Ordinance requirements except for placing trees within the parking lots. Landscaping will be irrigated low plantings or ground cover in selected islands only. Parking lot light poles will be installed in islands for efficiency and safety.
- The monument signs shown are to be electronic marque type signs. The signage is proposed (height and area) to comply with commercial signage allowance within the Zoning Ordinance. The development anticipates the use of signage at the entrances of all structures and buildings with the potential for paid advertising at the sports complexes.

B. EXISTING CONDITIONS:

The majority of the site is heavily wooded. There are single-family homes located to the west of the site within the Mavis Circle Subdivision and further west within the Pinedale Subdivision. There are residential and non-residential uses located along Mabelvale Pike in this area. There are residential uses located to the north of the site along Richsmith Lane. Further north is a commercial area developed with a tire store, Home Depot, a heavy equipment dealership and commercial uses located along the Interstate frontage road. East of the site is ABC Block Company located on I-2, Light Industrially zoned property. Also east of the site is undeveloped R-2, Single-family zoned property which is indicated on the Future Land Use Plan for future commercial development.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Mabelvale Pike is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required or dedication of right-of-way sufficient to install the required improvements.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct street improvements to the northern portion of Mabelvale Pike including 5-foot sidewalks with the planned development. Mabelvale Pike is a Class 2 Bike Route. Additional widening of 6-feet on each side of Mabelvale Pike should be provided for the installation of striping for future Class 2 Bike Lanes.
3. With site development, provide the design of street conforming to the Master Street Plan. Construct street improvement to the southern portion of Mabelvale Pike including 5-foot sidewalks with the planned development. Mabelvale Pike is a Class 2 Bike Route. Additional widening of 6-feet on each side of Mabelvale Pike should be provided for the installation of striping for future Class 2 Bike Lanes. At least 150-feet of stack with adequate tapers in accordance with AASHTO standards should be provided for the southbound left turn lane.
4. 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. Is a variance being requested to advance grade any part of the site without imminent construction?
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
  6. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
  7. 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.
  8. Street improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
  9. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering, for approval with the site development package.
  10. Streetlights are required by Section 31-403 of the Little Rock code of ordinances. Provide plans for approval to Public Works, Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, 501.379.1813 or [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) for more information.
  11. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works, Traffic Engineering, Travis Herbner, 501.379.1805 or [therbner@littlerock.gov](mailto:therbner@littlerock.gov) for more information.
  12. Are private improvements planned to be placed within the round-a-bout? If so, a franchise permit is required. Contact Bennie Nicolo, [bnicolo@littlerock.gov](mailto:bnicolo@littlerock.gov) or 501.371.4818.
  13. Is a street name proposed for the proposed driveway into the school?
  14. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
  15. 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.
  16. The sidewalk adjacent to the entrance driveway should be buffered or constructed to a width of 6-feet.
  17. The round a-bout should be constructed with pedestrian crossings for future service to all legs of the intersection. This includes ADA access ramps and island crossings.

18. The proposed gate location should be located at least 20-feet from the proposed back of curb on Mabelvale Pike. The gate(s) should open inward.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. Capacity fee analysis required. EAD, Environmental Assessment Division, approval required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists along the west side of Mabelvale Pike Road to the west of this property. As the roundabout is constructed at this location then this existing power line will likely need to be relocated and relocation costs may be involved. Also, care must be used to maintain proper clearances in the construction of the entry and exit drives to this property as it will be constructed underneath the existing power line. Contact Entergy in advance to discuss future service requirements, new facilities locations and 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. A water main extension will be needed to provide water service to this property.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
4. 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.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. 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.
8. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
9. 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.
10. This development will have a minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department:

**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.

**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.

**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.

**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 (Jason Lowder 501-377-1245) and the Little Rock Fire Marshals 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.

Rock Region Metro: Location is serviced by METRO on Route 22- University Ave/ Mabelvale. Initiated in our 2016 service enhancements was all day service to this location. The transit line provides high school students access to part time employment and higher education at the University of Arkansas Little Rock campus, directly from one route. We recommend providing sidewalks to access the campus from the transit route through both access driveways and into the campus interior. These sidewalks not only provide safe routes to schools via walking and cycling but also enhance transit service. The sidewalks provide a needed community amenity for park and playing field use.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan shows C (Commercial). The Commercial 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 applicant has applied for a rezoning from C-3 (General Commercial District), R-2, Single-family and OS, Open Space to PD-C (Planned Development Commercial) to develop a high school campus on the property.

Master Street Plan: To the west of the property is Mabelvale Pike and it is a Minor Arterial, to the north of the property is Richsmith Lane and it is shown as a Local

Street on the Master Street Plan. To the south of the property is Union Pacific Railroad. 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 of traffic and pedestrians on Mabelvale Pike since it is a Minor Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". 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 Mabelvale Pike. These Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer 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. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. 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. A portion of the property to the west is zoned R-2, Single-family a minimum buffer will be required at six (6) percent of the average depth of the lot. The maximum dimension required shall be fifty (50) feet in all instances. The east buffer area is deficient. In addition entry drives will need to be screened from adjacent R-2, Single-family properties.
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 no less than three (3) feet within the required landscape area. Provide trees with an average linear spacing of no less than thirty (30) feet. Existing mature trees and dense understory vegetation can be used to meet these requirements if noted on the landscape plan to remain.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. 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.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building.

6. Trees shall be included in the interior vehicular 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 an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
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. SUBDIVISION COMMITTEE COMMENT: (January 11, 2017)

There were a number of representatives of the applicant present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the development was proposed as a new high school campus for the Little Rock School District. Staff stated the majority of the property was zoned C-3, General Commercial District with the two (2) access drives indicated on property zoned R-2, Single-family. Staff questioned the proposed parking areas and the note on the plan indicating graveled drives. Mr. Dan Beranek stated at the request of the Fire Department the areas would be paved.

Public Works comments were addressed. Staff stated improvements to Mabelvale Pike were required with the development of the site. Staff questioned if advanced grading was being requested for the future development. Staff stated additional striping was needed to allow for bus stacking on Mabelvale Pike. Staff stated the plan as presently presented allowed for one (1) bus to stack on Mabelvale Pike. Staff questioned if the entrance drive would include a street name. Staff also requested the engineer prepare a letter of sight distance for the proposed driveway locations along Mabelvale Pike.

Landscaping comments were addressed. Staff stated a minimum landscape strip of 9-feet was required along the perimeters of the site. Staff stated the buffers adjacent to the residentially zoned and used property were not adequate to meet the typical minimum ordinance requirements. Staff stated along the northeast and the northern perimeters a minimum buffer of 50-feet was required. Staff stated the request included the elimination of trees within the parking lot. Staff stated they were not supportive of this request. Staff stated a stamped landscape plan was required with the submission of the building permit request.

Rock Region Metro comments were addressed. Staff stated the site was located on Route 22 the University Avenue/Mabelvale route. Staff stated this transit line provided high school students access to part time employment and higher education at the University of Arkansas Little Rock campus, directly from this route. Staff stated they recommended providing sidewalks to access the campus from the transit route through both access driveways and into the campus interior.

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.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the January 11, 2017, Subdivision Committee meeting. The applicant has indicated the minimum landscape strip of nine (9) feet around the site's perimeter. All drives and parking areas will be paved. The applicant notes all landscaping including the trees will be planted within the parking lots. The applicant is requesting a reduction in the land use buffer requirements for the site where abutting residentially zoned or used property. The applicant notes these areas are either zoned commercially or are indicated on the City's Future Land Use Plan as commercial and it is unlikely these areas will be developed with single-family homes.

The request is to rezone the property to PD-C, Planned Development Commercial, from R-2, Single-family, OS, Open Space and C-3, General Commercial District to allow for the development of the site with the high school campus and allow flexibility of the buffer zones and height restrictions on the buildings. The maximum building height allowed in the C-3, General Commercial and R-2, Single-family zoning districts is 35-feet. The maximum building height proposed is 80-feet (3-story building).

The applicant has indicated the drive will be named in the future. The applicant indicates they will work with Public Works staff at the time of naming. The applicant has indicated should an architectural feature be desired within the round-about they will request a franchise permit from the City to allow the feature.

The site plan indicates the development of 310,996 square feet for the main school buildings. The basketball facility is proposed containing 78,451 square feet. The baseball/softball facility is indicated with 1,500 square feet, the field house with 18,600 square feet and the future indoor practice field is indicated with 38,272 square feet. The total building coverage proposed is 226,744 square feet. The faculty and student parking is indicated at 580 parking spaces. The applicant indicates 65 classrooms with six (6) spaces per class room plus

one (1) space additional for administration a total of 455 spaces would typically be required. Included on the site plan are 22 ADA accessible parking spaces. The plan also indicates the placement of 630 event parking spaces and 41 parking spaces located with the community field/park area.

The site plan indicates 900+ feet for drop-off and loading or 36 passenger vehicles. School bus drop-off is indicated with 800+ feet of drop off or 16 buses for AM unloading. School bus loading is indicated with 20 additional marked spaces for the PM loading of students. Additional stacking has been included along Mabelvale Pike at the southern driveway entrance.

The site plan indicates the placement of building signage on all the individual buildings. The plan indicates signage will comply with signage typically allowed in commercial zones or a maximum of ten (10) percent of the façade area. The sign locations internally will not have public street frontage. The buildings will also have directional and informational signage at the predominate entrances to the buildings (school buildings and sports facilities). The sports fields will place paid advertisement signs from area businesses on the fences, field house and concession stands. The plan indicates the placement of two (2) ground signs along Mabelvale Pike. The signs are indicated with a maximum height of 36-feet and a maximum sign area of 160 square feet. The request includes the allowance of digital reader boards. The changeable copy will comply with the zoning ordinance Sections 36-547 and 36-548 with regard to the movement of the changeable copy.

The site plan indicates parking lot lighting will be placed within the vehicular use areas. The light pole height proposed is a maximum of 45-feet in height and the fixtures are indicated as cut-off light fixtures. The pedestrian light poles will be limited to 20-feet in height and are also indicated as cut-off light fixtures. The sport fields are indicated with 75-foot tall light poles. The lighting will be directional, directed downward and into the site. The site plan notes these fixtures will be cut-off light fixtures. The sports fields will have scoreboards and PA Systems.

The revised site plan indicates the placement of a nine (9) foot landscape strip around the sites perimeters. The applicant is requesting a reduction in the required land use buffer along the northern (northeastern and northern) perimeters of the site. The adjacent property in these areas are either residentially zoned or used as residential which would typical require a minimum buffer of 50-feet for this development in these areas. The applicant has indicated all landscape materials will be placed within the parking lots. With the submission of a building permit the applicant will provide a stamped landscape plan was required with the submission of the building permit request.

The request includes a variance from the City's Land Alteration Ordinance. The applicant is seeking to grade future phases with the development of the first phase of the school campus. Staff is supportive of the applicant's request. The initial construction includes the majority of the development plan. The future construction includes a future field house. The field house is located on the eastern side of the property adjacent to industrially zoned and used property.

Staff is supportive of the applicant's request. The applicant is seeking approval of the PD-C, zoning to allow the development of a high school campus on the site. The site plan includes the retention of the currently zoned OS, Open Space zoning. Within this area the existing vegetation will be maintained. In addition the existing vegetation will be maintained along the entire western perimeter where the site abuts residential homes. To staff's knowledge there are no remaining outstanding technical issues. Staff feels the rezoning request as proposed is appropriate.

I. 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 to allow grading of the entire site with the development of the first phase of the school campus.

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PLANNING COMMISSION ACTION:

(FEBRUARY 16, 2017)

The applicant was present. There were registered objectors present. Staff presented the item with a recommendation of approval. Staff stated the site plan had been modified slightly. Staff stated the modifications involved a proposed phasing plan for future parking and potentially phasing of the athletic fields. Staff presented a recommendation of approval of the applicant's requested variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

Mr. Mike Poore, Superintendent of the Little Rock School District, addressed the Commission on the merits of the request. He stated the construction of the new school was a commitment made by the School District to the residents of Southwest Little Rock a number of years ago. He stated depending on who you asked it was at least five (5) years and to some over a decade. He stated the school was being designed to accommodate 2000 students. He stated currently there were 300 students from Southwest Little Rock being bused to Hall High School. He stated with the new construction students could attend school within their neighborhoods. He stated the plan had been modified to provide community access to parks and walking paths. He stated the construction cost of the new school was \$90 million dollars. He stated this was near

\$167.00 dollars per square foot. He stated this was a similar construction cost to a new school which was built during his tenure in Northwest Arkansas which was constructed at \$165.00 dollars per square foot. He stated the new construction would be quality construction and would be a better learning environment for the students.

Ms. Joyce Watson addressed the Commission in opposition of the request. She stated her home was on Mavis Circle and her two (2) concerns were traffic and safety. She stated traffic in the area was already bad and with the addition of 2000 students, parents and staff the traffic would only increase. She stated safety was also a concern. She stated safety of the students and the residents of the area was a big concern.

Ms. Karen Baldrige addressed the Commission in opposition of the request. She stated Ms. Watson had already addressed a number of her concerns. She stated traffic and safety were primary concerns. She stated traffic on Mabelvale Pike was heavy. She stated with the construction of the Fed Ex Facility on the South Loop traffic had increased. She stated she was also concerned with lighting from the outdoor fields. She questioned buffers and fencing which would be in place to protect the neighborhood. She stated recently students from each of the schools had been disciplined for fighting. She questioned the impact of bringing the two (2) schools together.

Mr. Poore stated one thing that would help the student population was the new school. He stated with the new construction this would give students something to be proud of. He stated the students had been very involved in the design of the new school. He stated they had picked a new mascot for the new school. He stated the students were coming together to participate in the new school and bringing community pride. He stated lighting would be placed to limit the impact on adjacent property.

Mr. David Porter addressed the Commission stating his firm was the architectural firm designing the new school. He stated the football field was located on the eastern side of the three (3) story school building. He stated the fields were placed in this location to minimize the impact of lighting on the homes to the west. He stated east of the site was an industrial use. He stated baseball and softball was generally not play after dark due to daylight savings time. He stated on occasion there would be evening games during play offs or tournaments but night games were not played often. He stated there would be an ambient glow from the ball fields but lighting would be installed to limit any spilling of light onto adjacent property. He stated the perimeters of the site would be landscaped to meet the minimum requirements of the landscape ordinance.

There was a general discussion by the Commission concerning the request. Commissioner Laha stated the neighborhood was not informed of the proposed new school until after the school district had purchased the property. He stated the big concern was what would happen to McClelland High School. He stated the school district had not answered that question but did indicate the school would be repurposed as an elementary school. He questioned if the school was in such disrepair for high school students how the school could be retrofitted for small children. He stated it would take a

minimum of six (6) years for the two (2) schools to settle down and become a student body. He stated he had reviewed the site plan and felt the site plan was a good plan.

There was no future discussion of the item. The Chair entertained a motion for approval of the item including all staff recommendations and comments including the requested variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.