

FILE NO.: Z-4213-K

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NAME: Brandon House Event Center – Revised POD

LOCATION: 12120 Colonel Glenn Road

DEVELOPER:

Brandon House  
Pamela Bax  
12120 Colonel Glenn Road  
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

MCC Self Storage, LLC/WOBB Lane, LLC - Owner  
Pamela Bax – Agent

SURVEYOR/ENGINEER:

Smith and Goodson  
7509 Cantrell Road, Suite 227  
Little Rock, AR 72207

AREA: 10.36 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 18      CENSUS TRACT: 42.07

CURRENT ZONING:      POD

VARIANCE/WAIVERS:      None requested.

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BACKGROUND:

On January 3, 2008 the Planning Commission approved the Bowman Plaza – Revised POD. The Board of Directors passed Ordinance No. 19,912 on February 5, 2008 approving the POD. The approved POD allowed for 30 percent of the building area to be occupied by commercial uses, and 70 percent of the building area to be occupied by a combination of office, warehouse and showroom uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revised the POD zoning for the property to allow an event center use, within a portion of an existing building.

B. EXISTING CONDITIONS:

The existing developed property (Bowman Plaza II) contains a 112,915 square foot building with a height of one (1) story. Paved parking and vehicular use area is located on the building's north, south and west sides. Access to the property is via a shared driveway from Colonel Glenn Road, between this property and the lot to the east (Bowman Plaza I).

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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Provide a 10-ft utility easement along the road frontage.

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.

**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 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 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:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) for the requested area. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The application is to revise Planned Office Development (POD) to allow an Event Center on the site.

Surrounding the application area to the west and east is Mixed Office Commercial (MOC) area. Beyond this to the west Residential Low Density (RL). The Residential Low Density (RL) category provides for single family homes at

densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. This land is mostly undeveloped and partially wooded. To the north is Residential High Density (RH) land. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. Currently this is a mobile home park development.

East of South Bowman Road and David O Dodd Road is Commercial (C) to the Colonel Glenn Road intersection with I-430. 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 Baptist Nursing College is located on the land as well as several auto dealerships.

South of Colonel Glenn Road is an area of Commercial (C), Service Trades District (STD), Office (O), and Public/Institutional (P/I). The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. There is a convenience store and several auto related businesses on the land. The 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. This land has a rehabilitation facility and a professional office. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

#### Master Street Plan:

Colonel Glenn Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

#### Bicycle Plan:

Colonel Glenn Road is shown on the Master Bike Plan with proposed Class II bike lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

#### Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

On January 3, 2008 the Planning Commission approved The Bowman Plaza – Revised POD. The Board of Directors passed Ordinance No. 19,912 on February 5, 2008 approving the POD. The approved POD allowed for 30 percent of the building area to be occupied by commercial uses, and 70 percent of the building area to be occupied by a combination of office, warehouse and showroom uses.

The applicant proposes to revise the previously approved POD Zoning for the property to allow an event center use within a portion of the existing 112,915 square foot building which exists on the site. Brandon House Cultural and Performing Arts Center occupies Suite 1000 of the existing building, which is at the north end of the building toward the rear of the property.

The applicant has provided the following information for the proposed event center use:

"The purpose and reason for changing the current zoning to include event center is to allow Brandon House to operate as an assembly that includes a state of the art theater to train some of the most high-risk students in the state that haven't been given adequate access to artistic, vocational or academic programming using a state of the art theater; an art gallery funded in part by Windgate Foundation for aspiring youth and young adults to display and showcase their arts in a community gallery; and an assembly space that is used for public performances, educational retreats, educational classrooms, and cultural events, to include but not limited to concerts, banquets, business meetings, weddings, conferences, business expos, small community conventions and other special events."

"Changing the zoning to include event center will support the need for a community-based theater, art gallery and performance spaces for use by community-residents, young adults, local businesses, artists, creative professionals and students who do not have to travel outside of their community to access arts-based programming and cultural & performing arts."

"Brandon House's administrative hours are 9 a.m. to 5:00 p.m. Monday through Friday. With bookings from businesses and individuals who want to utilize the space, the hours may vary with events being held anywhere from Friday evenings, Saturday, and or Sunday. All events are required to end before 11:59 p.m."

"Patrons/Clients have the ability to serve beverages at their events. However, if they wish to sell alcohol, beer or wine, it is stated in their contract they are required to submit an application for a temporary permit through ABC. Insurance is required for all events and Brandon House determines whether armed or unarmed security is required for an event. If security is needed or requested, we utilize Little Rock Police Department (LRPD) or a licensed bonded security company."

"Patrons have the ability to book our space and sell tickets to their event."

Existing paved parking is located on the south, east and west sides of the existing building. Staff believes the existing parking will be sufficient to serve the additional proposed use.

Any new signage must comply with the previously approved POD zoning.

To staff's knowledge, there are no outstanding issues associated with this application. The applicant provided responses and additional information to staff, as requested during staff's review of this application. The applicant is requesting no variances with this proposal.

Staff is supportive of the revised POD application. Staff views the request as reasonable. The existing developed property should be an appropriate location for the proposed event center use.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised POD zoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

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PLANNING COMMISSION ACTION:

(MAY 11, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 6 ayes, 0 nays, 4 absent and 1 open position.