

**BACKGROUND
CONTINUED**

The maximum building height will be approximately fifty-nine (59) feet, and the project will be developed in one phase.

The applicant provided the following description of the proposed structure:

“Buildings are slab-on-grade foundations with wood-frame construction. Exterior finishes will include stone masonry and cement-fiber siding, roofing material will be a mixture of composition shingle and metal standing seam and feature low “E” windows.”

The applicant provided the following additional information:

“The development will also include a two (2)-story clubhouse incorporated into the entrance of the main building that will contain the leasing/management offices, professional fitness center, community gathering room, business center, and mail room. Exterior amenities will include a resort-style swimming pool, gathering area with picnic and grilling stations, a pickleball court and adjacent green space.”

The site will be accessed via a single driveway with a median from Rahling Road. There will be ample area for turnaround prior to reaching the gated portion of the driveway. The applicant is proposing a secondary emergency access concrete driveway apron from Champagnolle Drive at the northwest corner of the property. The secondary access will be gated and will be constructed to IFC requirements. The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

The applicant is proposing 286 parking spaces, which includes a mixture of garages, covered and open-space parking. Typically 315 spaces are required for 210 apartment units. Staff feels that the parking provided is sufficient for this use. All parking must comply with and ADA Standards.

The applicant is proposing a monument-type sign at the entry drive from Rahling Road. A second monument-type sign will be located at the intersection of Rahling Road and Champagnolle Drive. All signs must conform to Section 36-552 of the City’s Zoning Ordinance.

**BACKGROUND
CONTINUED**

The applicant notes that the hours of operation for the office/shop building will be from 7:00 AM - 5:00 PM, Monday - Saturday. The concrete plant hours will be from 6:00 AM - 8:00 PM, Monday - Saturday. The applicant also notes that some jobs may require special hours of operation.

The proposed project will include a six (6)-foot high steel fence near the east property line along Rahling Road and near the north property moving west along Champagnolle Drive. This section of the fence extends to the west property line.

A dumpster is located in the southeast portion of the property. The applicant notes that hours of garbage collection will be from 7:00 AM – 6:00 PM. The dumpster will be screened with an eight (8) feet tall opaque fence. All screening must comply with Section 36-523 of the City’s Zoning Ordinance.

The Planning Commission reviewed this request at their December 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.