

FILE NO.: Z-9061

---

NAME: The Plaza Long-form PCD

LOCATION: Located on the Southwest corner of 65<sup>th</sup> Street and Scott Hamilton Road

DEVELOPER:

65<sup>th</sup> Street Land Company, LLC  
P.O. Box 23670  
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 18.0 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

CURRENT ZONING:                      I-2, Light Industrial

ALLOWED USES:                      Industrial

PROPOSED ZONING:                      PCD

PROPOSED USE:                      Mixed use development including retail, outdoor amusement, restaurant and I-2, Light Industrial District uses

VARIANCE/WAIVERS:                      A variance from the City's Land Alteration Ordinance to allow advanced grading of the site.

---

A.    PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The proposed development contains 18.0-acres and is located on the southwest corner of 65<sup>th</sup> Street and Scott Hamilton Drive. The property is currently zoned I-2, Light Industrial District. The developer is requesting a rezoning to PCD to allow the use of the property with all permitted I-2, Light Industrial District uses, retail and outdoor amusement. The developer is proposing a "U-Shaped" building with approximately 78,400 square feet of leasable space. The building shape will create a large open place area for outdoor use. This outdoor area will have visibility to the sports fields to the south creating a festive outdoor plaza

area. The driveways shown on the plan meet the City spacing requirement. Parking is planned around the development with 401 parking spaces provided.

B. EXISTING CONDITIONS:

The site is located on the southwest corner of 65<sup>th</sup> Street and Scott Hamilton Road. The site is heavily wooded. To the south of this site is Job Corp of America, west of the site is the Arkansas Food Bank and north of the site are industrial and warehouse uses. East of the site across Scott Hamilton is an equipment leasing business.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area property owners. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood Association, the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. West bound left turns will not be allowed into the site from West 65<sup>th</sup> Street at the east driveway without construction of a center turn lane beginning at the West 65<sup>th</sup> Street/Scott Hamilton Drive intersection.
2. A 20 foot radial dedication of right-of-way is required at the intersection of West 65<sup>th</sup> Street and Scott Hamilton Drive.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
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 requested to advance grade phased construction? If desired, provide proposed phasing plan.
5. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
6. 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.
7. The striped median in Scott Hamilton Drive will be required to be modified for left turn movements to meet AASHTO and MUTCD standards at the time of building permit.

8. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project. EAD plan review required for food service uses. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase underground power line exists along the south edge of the property and three phase overhead lines are in the vicinity, but a block or more away from this location. Contact Entergy in advance regarding future service requirements to the development, line extensions, and future facilities locations 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. 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.
3. 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.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Contact Central Arkansas Water regarding the size and location of water meter.
6. 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.

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. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
9. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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.

**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.

**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 Marshal's Office (Captain Tony Rhodes 501.918.3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA Bus Route.

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.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the 65<sup>th</sup> Street East Planning District. The Land Use Plan shows Industrial (I) for this property. The Industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a rezoning from I-2 (Light Industrial District) to PCD (Planned Commercial District) to allow for the development of a soccer complex with an 78,400 square foot retail center on this site.

Master Street Plan: 65<sup>th</sup> Street and Scott Hamilton Road are shown as Minor Arterials on the Master Street Plan. 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 65<sup>th</sup> Street and Scott Hamilton Road since they are Minor Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: Class II Bike Lanes are shown along both 65th Street and Scott Hamilton Road. 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. 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 not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and

- four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
5. An irrigation system shall be required for developments of one (1) acre or larger
  6. 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: (August 5, 2015)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed activities for the future development and questioned if the allowance of an events center was a part of the request. Staff requested any proposed dumpster facilities be included on the proposed site plan. Staff also requested the applicant provide the days and hours of operation for the proposed development.

Public Works comments were addressed. Staff stated a grading permit was required prior to any clearing activities on the site. Staff also stated a 20-foot radial dedication of right of way was required at the intersection of 65<sup>th</sup> Street and Scott Hamilton Drive. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated if the disturbed area was more than one (1) acre then a NPDES stormwater permit from the Arkansas Department of Environmental Quality was required.

Landscaping comments were addressed. Staff stated screening of the vehicular use area was required along the street right of ways. Staff stated a perimeter planting strip of nine (9) feet was required adjacent to the paved areas. Staff stated building landscape areas were to be a minimum of three (3) feet wide between the proposed building and the vehicular use area. Staff stated an automatic irrigation system was required to water the proposed landscape areas.

Staff noted the comments from the various other agencies. 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. The applicant has indicated the proposed users of the site will be uses allowed in the I-2, Light Industrial District and the addition of retail sales and outdoor amusement. The applicant has indicated an events center as defined by the zoning ordinance is not being requested. The applicant has stated there may be occasions when there will be

tents and or activities at the site in conjunction with a soccer tournament or sporting event. The hours of operation are from 6 am to midnight daily. Staff has concerns with potential outdoor activities such as soccer games and potentially activities within the outdoor plaza area occurring until midnight. Staff recommends all outdoor activities be limited to an ending time of 10 pm.

The development contains 18.0-acres and is currently zoned I-2, Light Industrial District. The developer is requesting a rezoning to PCD to allow the use of the property with a mixed use development including soccer fields, retail, restaurant and office uses.

The development is proposed with a "U-Shaped" building with approximately 78,400 square feet of leasable space. The building shape will create a large open area for outdoor use. This outdoor area will have visibility to the sports fields to the south creating a plaza area. The maximum building height proposed is 35-feet.

The driveways shown on the plan meet the City spacing requirement. A single drive is located into the site from Scott Hamilton Drive. Two (2) drives are proposed from West 65<sup>th</sup> Street. The eastern most drive is proposed as a right-in/right-out entrance/exit only. The western driveway on Scott Hamilton is a full service driveway.

Parking is proposed with 401 parking spaces. Parking for a mixed use development would be calculated at one (1) space per 225 gross square feet of floor area for a total of 348 parking spaces. Staff feels the parking as proposed is adequate to serve the proposed development.

Freestanding signage is indicated on the site plan along Scott Hamilton and West 65<sup>th</sup> Street. The signs are proposed as allowed in industrial zones per the zoning ordinance or a maximum of 30-feet in height and 72 square feet in area. Building signage will be located as allowed in shopping center developments. The ordinance states all on-premises wall signs must face required street frontage except in complexes where a sign without street frontage would be the only means of identification for a tenant.

Lighting and bleacher style seating for 500 fans with future expansion for an additional 1,000 fans is proposed for the soccer fields/sports complex. The sports complex will also include restrooms, a concession facility, maintenance building, score boards and all associated ancillary structures and uses. The lighting will be directional, directed downward and into the site to limit the over spilling of light onto adjacent properties.

The development is proposed in phases with the soccer fields being constructed in the first phase. The applicant is requesting a variance from the City's Land Alteration Ordinance to allow grading of the site with the development of the first phase.

Staff is supportive of the request. The applicant is seeking approval of the PCD zoning to allow the addition of outdoor amusement as a use for the proposed development. The development is proposed as a mixed use development including the sports fields, retail and office uses. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development 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 from the City's Land Alteration Ordinance to allow grading of the site with the first phase of the development.

Staff recommends all outdoor activities be limited to an ending time of 10 pm.

---

PLANNING COMMISSION ACTION:

(AUGUST 27, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of 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 presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading of the site with the first phase of the development. Staff presented a recommendation that all outdoor activities be limited to an ending time of 10 pm. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.