

FILE NO.: Z-9749

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NAME: Artspace - PCD

LOCATION: Southwest corner of E 7<sup>th</sup> and College Streets  
Little Rock, AR 72206

DEVELOPER:

Artspace Projects, Incorporated  
250 Third Avenue North, #400  
Minneapolis, MN 55401

OWNER/AUTHORIZED AGENT:

One Financial Centre Limited Partnership, LLLP (Owner)  
Ed Hankins IV (Agent)  
McClelland Consulting Engineers, Inc.  
7302 Kanis Road  
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Aaron W. Musick  
McClelland Consulting Engineers, Inc.  
7302 Kanis Road  
Little Rock, AR 72204

AREA: 1.13 acres      NUMBER OF LOTS: 8      FT. NEW STREET: 0 LF

WARD: 1      PLANNING DISTRICT: 7      CENSUS TRACT: 46

CURRENT ZONING: R-4/R-4A

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 1.13 acre site from R-4/R-4A to PCD to allow for the construction of a 4-story, mixed-use building which will contain 72 living spaces for residents, commercial tenant spaces, multi-use studio space, art gallery, community room, outdoor public areas including a roof top terrace garden

and a public porch for gathering. The site is located at the southwest corner of E 7<sup>th</sup> and College Streets.

B. EXISTING CONDITIONS:

The property is currently divided into eight (8) undeveloped tracts located between E 7<sup>th</sup> and E 8<sup>th</sup> Street (north/south) and College Street and McLean Street (east/west). North of the site contain R-4A zoning and uses. South of the site contain R-4 zoning and uses. To the east across E 8<sup>th</sup> Street contain primarily I-2/PD-I zoning and uses. PRD and additional R-4 zoning and uses are located to the west. The proposed development is located within the Presidential Park Overlay District.

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:

1. Boundary street improvements are required per master street plan for a commercial/collector street standard along McLean Street, East 7<sup>th</sup> Street, College Street, and East 8<sup>th</sup> Street. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
2. Additional right of way will be required to be dedicated to the City per master street plan for a collector/commercial street standard along McLean Street, East 7<sup>th</sup> Street, College Street, and East 8<sup>th</sup> Street.
3. On-site and parallel street accessible parking, accessible ramps, and accessible route to the building entrance will be required to meet all accessibility requirements per AR State Fire Prevention Code and ICC a117.1 (2017).
4. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
5. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site

clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.

6. A grading permit might be required prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
7. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
9. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. Provide the as-built plans and data entry template to Planning and Development Department, Engineering Division by email to [csmith@littlerock.gov](mailto:csmith@littlerock.gov) and cc [dwarner@littlerock.gov](mailto:dwarner@littlerock.gov). If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Department Engineering Division at 501-371-4817 or at 501-918-5348 or email [Permits@littlerock.gov](mailto:Permits@littlerock.gov).
10. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
11. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and

drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

12. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
13. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
14. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

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

Little Rock Water Reclamation Authority:

1. Submit plans and specifications for proposed sewer infrastructure to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. There is an existing 20-inch water main on the west side of College St. Field locate the water main and place on the plans. Provide a minimum of 10-ft clearance between the water line and building footing. Special care shall be taken to avoid disruption of the water line during construction.
3. Provide 20-ft water easement centered on the 20-inch water line.
4. Please submit plans for water facilities 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.

Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

5. 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.

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.

**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:

1. All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows Mixed Use Urban (MXU) for the requested area. The Mixed Use Urban category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian-oriented area are appropriate. The application is to rezone from Low Density Residential District (R-4A) to Planned Commercial Development (PCD) for a future mixed use development with residential, office and commercial uses. This site is located within the Presidential Park Overlay District.

Surrounding the application area, the Land Use Plan Map shows MXU in all directions. North of E 7<sup>th</sup> Street are vacant tracts zoned Low Density Residential District (R-4A). East of College Street is zoned Light Industrial District (I-2), with a machine shop and metal recycler. To the south of E 8<sup>th</sup> Street is zoned Two Family Residential District (R-4) with single family residences. West of McLean Street are vacant tracts zoned R-4.

Master Street Plan:

E 7<sup>th</sup> Street, E 8<sup>th</sup> Street, and McLean Street are Local Street on the Master Street Plan Map. To the east is College Street which is shown as a Collector on the Master Street Plan Map. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets have the same design standard as a Collector. Collectors are roads designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. Right of way is 60' unless otherwise stated. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan:

There are no bike routes shown in the immediate vicinity.

Historic Preservation Plan:

There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to rezone a 1.13 acre site from R-4/R-4A to PCD to allow for the construction of a 4-story, mixed-use building which will contain 72 living spaces for residents, commercial tenant spaces, multi-use studio space, art gallery, community room, outdoor public areas including a roof top terrace garden and a public porch for gathering. The site is located at the southwest corner of E 7<sup>th</sup> and College Streets.

The property is currently divided into eight (8) undeveloped tracts located between E 7<sup>th</sup> and E 8<sup>th</sup> Street (north/south) and College Street and McLean Street (east/west). North of the site contains R-4A zoning and uses. South of the site contains R-4 zoning and uses. To the east across E 8<sup>th</sup> Street contain primarily I-2/PD-I zoning and uses. PRD and additional R-4 zoning and uses are contained to the west. The proposed development is located within the Presidential Park Overlay District.

The applicant notes a total building square footage of 108,395 square feet and will contain four (4) stories with a building height of sixty (60) feet.

The site plan indicates setbacks for the north building to be from 5.69 feet to 6.5 feet along the north property line, 13.99 feet along the east property line and 5 feet to 14 feet along the west property line. Setbacks for the south building, per the site plan indicates, a 5 foot setback along the east property line, 17.35 feet along the south property line and 2 foot setback along the west property line. Section 36-418(1) requires a fifteen (15) foot building setback along the west and south property lines. Staff supports the setbacks for the proposed development and believes they meet the intent of the DOD.

Section 36-417 of the City's Zoning Ordinance states buildings in the Presidential Park Overlay Design District shall not exceed a building height of forty-five (45) feet. Forty percent (40%) of the proposed buildings gross floor area is designated for residential apartments, which allows an additional thirty (30) feet in building height. The proposed building height conforms with ordinance requirements.

The applicant provides the following uses for each level:

1. Level I will contain 8,176 square foot courtyard and spaces for professional offices, studios, exercise room, gallery, music, classrooms, assembly rooms, and residential apartments.
2. Level II will contain a 1,557 square foot terrace, community room, and residential apartments.

3. Level III will contain only residential apartments.
4. Level IV will contain only residential apartments.

Access to the main building, north along E 7<sup>th</sup> Street, is provided via a concrete drive apron leading to a parking garage located beneath the building. Parking access for the building to the south, along E 8<sup>th</sup> Street, is accessed via stairs leading to the parking deck beneath the building.

Section 36-419 of the City's Zoning Ordinance does not require onsite parking for uses within the Presidential Park Design Overlay District. However, the applicant is providing 72 parking spaces with a 27,200 square foot ground-level parking garage, four (4) accessible parking spaces are also provided and 32 parallel off-site (street parking) is also provided for a total of 104 parking spaces.

The site plan notes an existing platted alley running east/west between 8<sup>th</sup> and McLean Streets.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

The applicant is proposing one (1) dumpster location inside the proposed building. The dumpster area will be accessed from College Street, through a garage door.

The applicant notes exterior signage to be located on the exterior of the building's façades only. All signage must comply with Section 36-420 of the City's Zoning Ordinance.

Any sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PCD rezoning. The applicant's proposed use of the site is similar to the intensity of other developments in the general area and feels the proposed use will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will be beneficial to the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda and staff report.

PLANNING COMMISSION ACTION:

(JANUARY 12, 2023)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation “above. There was no further discussion. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays, 0 absent and 1 open position.