

FILE NO.: Z-9673

NAME: Wellington Plaza Event Center – PD-C

LOCATION: 222 Wellington Hills Road

DEVELOPER:

Debasis Das
17 Sologne Circle
Little Rock, AR 72223
(501) 952-4637

OWNER/AUTHORIZED AGENT:

Debasis Das
17 Sologne Circle
Little Rock, AR 72223
(501) 952-4637

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065
(501) 889-5336

AREA: 2.60 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF
WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.16
CURRENT ZONING: O-3
VARIANCE/WAIVERS: No variances requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 2.60 acres from "O-3" Office to "PD-C" Planned District - Commercial to allow the use of an existing 4,400 square foot commercial building as an events venue. The property is located at 222 Wellington Hills Road north of the Wellington Hills Road intersection with Chenal Parkway.

B. EXISTING CONDITIONS:

The property is currently developed containing a 4,400 square foot commercial building, paved parking lot for up to (35) vehicles, and access drive connecting to Wellington Hills Road. The remainder of the property to the west is mostly wooded and undeveloped.

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 received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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.

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 received.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Chenal Planning District. The Land Use Plan shows Office (O) for the requested area. 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. The application is to rezone from O-3 (General Office District) to PCD (Planned Commercial Development) to allow for the use of this property as an event center.

Surrounding the application area, the Land Use Plan shows Office (O) to the east, Commercial (C) to the south, Public/Institutional (PI) to the west, and Neighborhood Commercial (NC) to the north.

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 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. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

The land surrounding the applicant area is zoned C-1 (Neighborhood Commercial District) to the north, various Planned Commercial Districts to the south and southeast, and O-3 (General Office District) to the east. The applicant land is currently zoned General Office District (O-3) and is an existing educational service office.

Master Street Plan: To the east is Wellington Hills Road and it is a Minor Arterial 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 Wellington Hills Road since it is a Minor Arterial. This street 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 adjacent to this land.

H. ANALYSIS:

The applicant proposes to rezone 2.60 acres from "O-3" Office to "PD-C" Planned District - Commercial to allow the use of a portion of an existing 4,400 square foot commercial building as an events venue. The property is located at 222 Wellington Hills Road north of the intersection with Chenal Parkway.

The property is currently developed containing a 4,400 square foot commercial building, paved parking lot for up to (35) vehicles, and access drive connecting to Wellington Hills Road. The building and parking lot occupies approximately 30% of the overall property with the remaining portion undeveloped and mostly wood to the north and west.

The site plan shows an existing parking configuration including thirty-five (35) spaces which exceeds the required minimum. Staff believes the current number of parking spaces will be sufficient to serve the proposed uses.

The applicant notes that the building is currently occupied by an existing tenant in the northern 2,200 square feet and the remaining 2,200 square feet to the south is unfinished at this time. The application proposes to finish out the southern portion of the building to utilize as an event venue for small private parties or office gatherings.

The applicant notes that the operational hours of the building will be 8:00 a.m. to 10:00 p.m. and no events will be held in the space that requires an admission fee to enter. The private school leasing the north portion of the building will operate from 2:30 p.m. to 7:30 p.m. Monday through Thursday and no events will be held during those hours.

The applicant proposes that only one event will be held each day with a maximum occupancy of 100 and that no food, beverages, or alcoholic beverages will be provided at the events.

The proposed site plan shows an existing dumpster located at the southwest of the developed lot. The dumpster area meets ordinance requirements.

All site lighting is low level and directed away from adjacent properties per ordinance requirements.

The site plan shows existing signage near the Wellington Hills Road access drive. All signage on the property will comply with Section 36-553 of the zoning ordinance (signs allowed in Office zones).

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant requested no variances with the proposed PCD.

Staff is supportive of the requested PD-C rezoning to allow the development of an event venue in the existing commercial building. Staff views the request as reasonable. The property is in an area surrounded by similar uses and zoning, with similar commercial developments adjacent to the property to the north, west, and south long Wellington Hills Road. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning to allow the proposed use, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 14, 2022)

The applicant was not present. No objectors were present. Staff presented the application with a recommendation of approval.

There was a motion to approve the application as recommended by staff including all staff comments and conditions. The motion carried by a vote of 10 ayes, 0 nays, and 1 open position. The application was approved.