

FILE NO.: Z-4343-NN

NAME: Little Rock West High School - POD

LOCATION: 5619 Ranch Drive

DEVELOPER:

Little Rock School District (Owner)
3601 S. Bryant Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Little Rock School District (Owner)
Josh Minton (Agent)
Minton Engineering
300 North Port Drive
Cabot, AR 72023

SURVEYOR/ENGINEER:

Minton Engineering
300 North Port Drive
Cabot, AR 72023

AREA: 66.70 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 20 CENSUS TRACT: 42.05

CURRENT ZONING: POD / O-2 / R-2-CUP

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the existing lots and parcels from a combination of POD/O2/R2 zonings to a (POD) Planned Office Development at 5619 Ranch Drive to allow the construction of a new high school facility. The proposal also includes site improvements such as extending internal access drives and enlargement of parking areas on the main campus area and around an existing sports facility.

B. EXISTING CONDITIONS:

The campus is located at 5619 Ranch Drive and currently contains the Pinnacle View Middle School, associated buildings and sports facilities. The campus is bordered by Kattillus Road to the east, single-family residences to the north and east, and a mix of office and commercial properties to the west and across Ranch Drive to the south.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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. Provide finished floor elevations (FFE) for all buildings on site plan and grading and drainage plans.
2. A grading permit must be obtained 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., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or 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.
3. 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.
4. 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.
5. 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. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to

csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.

6. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. 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.
7. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. If existing pond on the east side of the project site is the regional detention pond for the school and subdivisions to the north, provide calculations in drainage report showing the existing pond can handle the additional runoff from the school or if the pond will need to be improved to increase the detention volume required for the 25 year storm event. Provide calculations for the 100 year storm also for Department engineering staff's review.
8. 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.
9. 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).
10. Provide accessible route from the accessible parking stalls' aisles to proposed recreational buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
11. Provide required number of accessible parking spaces per Table 1106.1 of the 2012 Arkansas Fire Prevention Code Section 1106.1.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comment.

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.

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.

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 Little Rock Fire Department is required.

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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

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.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscape and Tree Protection.
2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the north, east, and a portion of the south are zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (1/2) the full width requirement but in no case be less than nine (9) feet.
4. 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.
5. 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.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be

one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.

7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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.
10. A minimum of ten (10) percent of gross planned office district (POD) area shall be designated as landscaped open space not to be used for streets or parking.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Pinnacle Planning District. The Land Use Plan shows Office (O) and Residential Low Density (RL) 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 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. The application is to rezone from POD (Planned Office Development), O-2 (Office and Institutional District) and R-2 (Single Family District) to POD (Planned Office Development). The application is to recognize and existing middle school and athletic facility and add a high school.

To the north is a Residential Low Density (RL) area platted and developed subdivisions. To the east is a large vacant tract shown as 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. To the south is Commercial (C), with restaurants, convenience store with fuel pumps, and strip commercial. 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. Southwest of the site is an area of Park/Open Space (PK/OS) buffering a creek. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. An area of Office (O) is shown to the south (across Ranch Drive with two large office buildings. 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.

Master Street Plan:

On the *Master Street Plan Map*, Ranch Drive is a Local Street. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

Ranch Drive. is shown on the *Master Bike Plan Map* with a proposed Class III Bicycle Route: A route designated with only signage for bicycle use. These routes use the existing vehicular area, with no physical separation.

Historic Preservation Plan:

There are no Historic Sites or Districts in vicinity.

H. ANALYSIS:

The applicant is requesting to rezone the existing lots and parcels from a combination of POD/O2/R2 zonings to a (POD) Planned Office Development at 5619 Ranch Drive to allow the construction of a new high school facility. The proposal also includes site improvements such as extending internal access drives and enlargement of parking areas on the main campus area and around an existing sports facility.

The campus is located at 5619 Ranch Drive and currently contains the Pinnacle View Middle School, associated buildings and sports facilities. The campus is bordered by Kattillus Road to the east, single-family residences to the north and east, and a mix of office and commercial properties to the west and across Ranch Drive to the south.

The requested revised POD and rezoning includes a replat to combine the existing Lots # 1,2, and 3 along with an existing un-platted 39.80-acre parcel to the east of the existing campus which currently contains a sports facility. The existing lots contain an existing fifty-six (56) classroom Middle School facility which will remain

operational during the construction process to accommodate approximately one-hundred ten (110) staff and up to one thousand (1000) students.

The site plan indicates a new high school facility located in the east central portion of the campus adjacent to the existing structures to the west. The new building is proposed to contain fifty-four (54) new classrooms to accommodate approximately 1,200 new students and 80 staff members. The proposed structure will connect to the existing gymnasium structure and extend east towards the existing sports facility, north towards a parking area and south towards Ranch Drive. The site plan indicates the structure will be setback over two-hundred (200) feet from the rear (north) property line, over one-hundred sixty (160) feet from the front (south) property line and approximately six-hundred feet from the east and west property lines.

The site plan indicates new improvements to the site including eight (8) new parking areas, internal streets, circulation lanes for student drop-off and pick-up and a separate bus loading drive lanes adjacent to the buildings along Ranch Drive. The new internal drives are proposed to run in a northerly and westerly circulation pattern around the structures and connect to existing drives which connect to Ranch Drive.

The site plan shows multiple new parking areas including a 132-space parking area to be located immediately west of the existing Middle School building, a 32-space parking area with drop-off lane located south of the existing gymnasium, a 174-space parking area north and a 110-space parking area south of the new high school facility. The site plan also indicates a new 329-space parking area to the northwest of the sports facility along with a 132-space parking area to the east. The new proposed parking areas will provide a total of nine-hundred nine (909) new parking spaces.

The site plan shows the construction of a new Baseball / Softball Ball complex within the most eastern portion of the site. The complex includes two (2) separate new ball fields with grandstands and press box/concession structures. The ballfields will be located adjacent to proposed perimeter buffers bordering existing undeveloped "R-2" Residential zoned areas to the east and an undeveloped "POD" Planned Office Development to the south.

The applicant proposes the inclusion of buffers along the north, east, and south perimeters of the site adjacent to the "R-2" Residential zones properties. The site plan indicates the enlargement and re-planting of an existing buffer located at the northern intersection of Tract L2-R containing the school buildings and the 39.80 acre tract containing the sports facility. The applicant states "The area will be regraded. Trees to be replace with full evergreen trees (1.5 caliper). Existing "dead" trees shall be replaced to create similar landscaped screen as desired".

The site plan shows a one hundred (100) foot continuous perimeter buffer along the border of the 39.80-acre tract containing the sports facility. The applicant notes on the site plan an "Additional buffer in an undulating manner to compensate for reduced buffer areas" along the north and east perimeters of the tract with additional landscape areas adjacent to the proposed baseball / softball field complex. The applicant states the following regarding the buffers: "Combination of evergreen full to the ground trees 1.5" caliper and linear shade trees 2.5" caliper." and "Groves of ornamental trees in addition landscape requirements" will be provided at locations adjacent to residential zoned properties.

The site plan shows a new two (2) dumpster enclosure located at the northwest corner of the new high school facility. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

All new site lighting will be low-level and directed away from adjacent properties.

No new signage is indicated on the site plan. All new signs must conform to Section 36-553 of the City's Zoning Ordinance.

The proposal includes the abandonment of these additional easements located between Ranch Drive and the northern property lines of the development within Tracts L1-R, L2-R, and L3-R including:

- The existing 10-foot easement located in "Plat BK D" of Tract L1-R which extends from the south property line at Ranch Drive north approximately 320-feet, then east approximately 200 feet to the north property line.
- The existing 10-foot drainage easement located in Tract L2-R which extends from the northwest central portion of the tract line east approximately 480-feet east to adjoin an existing easement at the border of the adjoining tract.
- The existing 25-foot easement located along the eastern edge of Tract L2-R which extends south from the property line approximately 520 feet and terminates at the tract line of Tract L3-R.
- The existing 40-foot access easement located at the western edge of Tract L3-R bordering Tract L2-R which extends northeast approximately 200 feet and terminates.

The easement abandonments proposed will be applied for separately to the Board of Directors following approval of the requested "POD" by the Planning Commission.

Staff is supportive of the requested "POD" Planned Office Development to allow construction of the new high school facility including all site improvements. Staff feels that the expansion of the campus and proposed use of the property will have

a positive impact on the general area and have no adverse impact on the surrounding residential properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested "POD" Planned Office Development, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(MARCH 9, 2023)

Josh Minton was present, representing the application. There was two (2) objectors present. Staff presented the application with a recommendation of approval. The applicant deferred their time to the opposition for comments.

Kelly Binz addressed the Commission in opposition to the application. She stated that the school football field was already too close to the neighborhood and there were noise issues.

Ed Willis addressed the commission in support of the application stating that he developed the neighborhood and that the area residence only wanted a few accommodations to be met to insure the quality of the area. He requested that the letter he submitted be read into the record and that the school district agree to the requested conditions as part of their approval to proceed.

There was a discussion by the Planning Commission regarding the landscape buffer, site access and security, and the disposition of the existing pond on the property.

Josh Minton addressed the Commission representing the application. He stated that he and the clients have not had ample opportunity to review or address the concerns of the property owners since the letter in question was dated March 8, 2023 and not sent to them for consideration prior to the meeting.

There was an additional discussion by the Planning Commission regarding date of the letters submission, the extent of the conditions requested and that the application has been reviewed with a recommendation of approval by staff.

The applicant was requested by the Chairperson if a deferral was desired and the applicant replied they did not wish to defer the application. There was a motion to approve the application, including all staff comments and conditions. The motion passed by a vote of 7 ayes, 3 nays and 1 absent. The application was approved.