

FILE NO.: Z-6323-W

NAME: Lot 5 the Village at Rahling Road Revised Long-form PCD

LOCATION: Located on the west side of Rahling Circle, just north of 18 Rahling Circle

DEVELOPER:

Beachwood Hospitality
2230 Cottdale Lane
Little Rock, AR 72202

ENGINEER:

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

AREA: 2.8 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19 - Chenal

CENSUS TRACT: 42.16

CURRENT ZONING: PCD

ALLOWED USES: Mixed use development including restaurant

PROPOSED ZONING: Revised PCD

PROPOSED USE: Hotel

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On August 5, 1997, the Board of Directors adopted Ordinance No. 17,542 which established The Village at Rahling Road Long-form PCD. The PCD established a 14-lot development with C-2, Shopping Center District uses being permitted. The initial action approved a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought to the Commission and Board of Directors for a revision to the PCD on an individual lot basis as a particular development was proposed. Subsequent revision to the PCD zoning have allowed for the development of a number of the individual lots.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

This property contains 2.8-acres and is located at the southeast corner of Rahling Road and Chenal Parkway. The property is currently owned by Deltic Timber and is under contract to a hotel developer. The hotel is proposed with 5-stories and will front to Rahling Circle with the pool and outdoor areas fronting the west overlooking the Promenade Shopping Center. The hotel is proposed with 106 rooms. Parking proposed with the development is consistent with the minimum requirements of the zoning ordinance (116 parking spaces).

A retaining wall will be constructed along the west side of the project. The wall is proposed as a single wall 15-feet in height or as a double wall to soften the slope. The Chenal Valley Architectural Control Committee (ACC) has reviewed the site plan, landscape plan and the grading plan. The ACC has approved the site plan, landscape plan and given the developer the option of either section for the retaining wall construction.

B. EXISTING CONDITIONS:

The site is a cleared flat site with street improvements in place. The property was cleared and graded with initial development of the conceptual PCD for the Village at Rahling Road. Access to the lot proposed for development is via Rahling Circle, off of Rahling Road. Smaller office buildings are located adjacent to the site proposed for development situated around Rahling Circle. There is a larger building located near Rahling Road constructed as a multiuse building through the original approval of the PCD. An events center was recently constructed across Rahling Circle from this site. The Promenade at Chenal, a shopping mall, is located across Chenal Parkway.

Rahling Circle has been constructed as a public street. There are sidewalks in place along the property frontage. Chenal Parkway is constructed as a four (4) lane median divided roadway. There are no sidewalks in place along the frontage of this property on the parkway. There is a traffic light located at Chenal Parkway and an access drive extending east to Rahling Circle along this properties southern perimeter.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site were notified of the public hearing. There is not an active neighborhood association located in the area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. All driveways shall be concrete aprons per City Ordinance.

2. 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.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or the property owners association.
5. 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.
6. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan to be installed along the north side of the private easement accessing Chenal Parkway.
7. In accordance with Section 31-210 (h)(12) access driveways running parallel to the street shall not create a four-way intersection within 75-feet of the future curb line of the street. Will a driveway be proposed north of the access easement that creates a four-way intersection?
8. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The east curb cut off the access easement on the north side of Lot 5 should be located at least 75-feet from the curb on Rahling Circle. When the property on Lot 4 develops, access will be taken from the access easement due to it being a corner lot and topography restraints.
9. Streetlights are required by Section 31-403 of the Little Rock Code of Ordinances along the access easement on the south. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering 501.379.1813 or gsimmons@littlerock.org for more information.
10. 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.
11. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
12. Obtain a franchise agreement from Bennie Nicolo, Public Works, bnicolo@littlerock.org or 501.371.4818 for the private improvements such as signage located in the right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Capacity fee analysis required. EAD, Environmental Assessment Division, review required if food preparation is to be done on the site.

Entergy: Entergy does not object to this proposal. However, three phase underground electrical lines run along the southwest, northwest and part of the northeast property lines of this development. There may be conflicts with existing Entergy facilities on this property. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities and easements (if any) 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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
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 are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
 - a. 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.
 - b. 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.
 - i. 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.
 - c. 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.

5. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
6. 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.
7. 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:
 - a. Minimum gate width shall be 20 feet.
 - b. Gates shall be of swinging or sliding type.
 - c. Construction of gates shall be of material that allow manual operation by one person.
 - d. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
 - e. 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.

- f. 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.
 - g. Locking device specifications shall be submitted for approval by the fire code official
 - h. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - i. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
8. 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 (Capt. Tony Rhodes 501,918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is not currently served by METRO however it is along the future West Little Rock Express Route along Chenal Parkway. Provide pedestrian infrastructure for access to the transit 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 or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial 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 applicant has applied for a revision of an existing PCD (Planned Commercial District) to allow a hotel to develop on the site. The request is within the Chenal Design Overlay District.

Master Street Plan: To the west of the property is Chenal Parkway and it is a Principal Arterial. To the east of the property is Rahling Circle and it is a Local Street on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Chenal/Financial Center Design Overlay District.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum twenty-three (23) foot wide buffer (6% of the average lot width) is required along Rahling Circle.
3. 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.
4. Eight percent (8%) of the vehicular use area 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 of seven and one half ($7 \frac{1}{2}$) 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.
5. A landscape 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: (June 8, 2016)

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 if there would be meeting rooms, a restaurant or a bar located within the proposed hotel. Staff also questioned the proposed signage plan for the new hotel. Staff stated the site was located along Chenal Parkway which limited the sign height and area to eight (8) feet in height and 100 square feet of sign area.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated the placement of signage in the public right of way would require a franchise agreement and suggested the applicant contact staff prior to the request for a sign permit. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated streetlights were required with the development of the site.

Landscaping comments were addressed. Staff stated street buffers of six (6) percent of the lot depth were required along Rahling Circle and Chenal Parkway. Staff stated the minimum width should be 23-feet along each street right of way. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped with interior islands. Staff stated all islands were to be a minimum of 150 square feet with a minimum width of seven and one-half feet (7 ½') in width.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. 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 provided the proposed signage plan and the proposed amenities of the hotel. The applicant has also indicated a franchise agreement for the placement of the ground signage along Chenal Parkway within the right of way will be requested upon approval of the PCD zoning request.

The request is to allow the development of this property containing 2.8-acres located at the southeast corner of Rahling Road and Chenal Parkway. The hotel is proposed with 5-stories and will front to Rahling Circle with the pool and outdoor areas fronting the west overlooking the Promenade Shopping Center. The hotel is proposed with 106 rooms. Parking proposed with the development is consistent with the minimum requirements of the zoning ordinance (116 parking spaces).

A retaining wall will be constructed along the west side of the project. The wall is proposed as a single wall 15-feet in height or as a double wall to soften the slope. The Chenal Valley Architectural Control Committee (ACC) has reviewed the site plan, landscape plan and the grading plan. The ACC has given the developer the option of either section for the retaining wall construction.

Located on the first level is an outdoor pool (650 square feet), fitness room (480 square feet), two (2) lounge seating areas which includes the common area, area for breakfast seating to include the coffee and wine bar area (3,290 square feet). There are also four (4) smaller seating areas which include covered portions of porches. Also located on the first level is the preparation kitchen and storage (590 square feet), the laundry room (942 square feet) and meeting room space which allows for the room to be divide into three (3) smaller rooms (1,800 square feet total) via partitions, administrative office space, an employee area, the mechanical and electrical room and five (5) guest rooms, including one (1) suite with kitchen. The guest suite contains 690 square feet.

The hotel is not proposing a restaurant. Within the building a bar is proposed. The bar will serve as a coffee bar as well as a full service bar serving wine, spirits and beer. The bar will not offer a happy hour. In lieu of a restaurant, the hotel will offer a 24/7 bistro menu and a guest breakfast kitchen. There will not be a concierge lounge located in the hotel.

The second through fifth floors each contain 23 - 26 guest rooms with a mix of double queen beds (362 sf) or single king beds (314 sf). The second floor will contain 23 guest rooms. The remaining floors will contain 26 guest rooms. Located on each floor one (1) guest suite is proposed. The suites located on floors 2 – 5 total 820 square feet for each suite. The suites on floors 3 – 5 are located on back side of the building with each suite overlooking the Promenade. The suites on the first two (2) levels is located on the front of the building. The applicant has indicated the final room layout plan has not been completed. The applicant states the maximum number of rooms will be 106. The maximum building height proposed is 70-feet.

Around the pool and patio areas the fencing is proposed 5-feet in height or according to code. The fencing materials will be metal, possibly pewter shade, with block columns covered in simulated stone veneer or four inch (4") thick white simulated stone blocks. The columns on the front fence around the patio area will be wider than the columns in the pool fence. There is also a proposed fence, suggested by the ACC, which is also proposed with metal, black or pewter shade, approximately three feet (3') tall. The fence will extend across the front of the parking lot along Rahling Circle and wrap around the corner down the access drive to near the driveway entrance to the hotel.

The applicant has not determined if a single or double retaining wall will be installed. It is anticipated a single wall will not exceed 15-feet in height and a double wall will not exceed seven (7) to eight (8) feet for each wall in height. There will

also be a wall along the back side of the hotel down to the lower parking lot. The height of the wall not exceed 15-feet.

The site plan includes the placement of two (2) wall signs with a sign area of up to two percent (2%) of the wall façade or approximately 100 square feet each. The signs are proposed on the east and west facades, both of which are located with public street frontage. A sign is not proposed on the southern façade of the building unless the west facing wall sign is not visible from Chenal Parkway approaching from the south. The applicant indicates the building is set far enough back from Chenal Parkway that the wall sign should be visible for the street frontage. If the sign is not visible the western façade sign will be relocated to the southern façade of the building maintaining two (2) sign locations. The sign area on the southern façade will be limited to two percent (2%) of the southern façade.

A monument sign is proposed along Chenal Parkway. The sign is proposed located within the right of way along Chenal Parkway which will require a franchise agreement with the City prior to construction. The sign is proposed as a monument sign consistent with the design criterial of the Chenal Parkway DOD or a maximum of eight (8) feet in height and 100 square feet in area. A similar monument sign is requested at the intersection of Rahling Circle and the access drive.

Parking for hotels and motels is typically based on one (1) space per guestroom, plus an additional ten (10) percent of the total of all parking spaces required for developments larger than twenty (20) rooms for employees and non-guest users patronizing meeting rooms, restaurants and other facilities. The hotel is proposed with 106 guest rooms which would typically require the placement of 116 parking spaces to serve this hotel use. The site plan includes the placement of 116 parking spaces.

The applicant has indicated all parking areas will meet the eight (8) percent minimum landscape requirement. The site plan indicates the placement of a 60-foot landscape easement along Chenal Parkway. The site plan indicates the placement of a nine (9) foot landscape strip along Rahling Circle. The zoning ordinance with regard to the street buffer would typically require the placement of a 23-foot landscape strip in this area. The applicant is seeking the reduction in the street buffer and has stated the buffer is greater than a previous proposal which allowed a seven (7) foot street buffer that was approved by both the Planning Commission and City Beautiful Commission (CBC) and ultimately by the Board of Directors by the adoption of the site plan for a development which did not occur. The buffer as proposed does comply with the minimum requirements of the landscape ordinance therefore approval by CBC is not required.

The development is proposed containing 13 percent building coverage, 46 percent paved areas and 41 percent landscaping. To staff's knowledge there are no remaining outstanding technical issues associated with the request. The site plan indicates parking sufficient to meet the typical minimum parking

requirement for a hotel use. The site is an office park setting with commercial uses to the north and west of this site. Staff feels the development of a hotel on the site 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 indicated nine foot (9') street buffer along Rahling Circle.

PLANNING COMMISSION ACTION:

(JUNE 30, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated June 27, 2016, requesting deferral of the item to the August 11, 2016, public hearing. Staff stated the deferral request would require a By-law waiver with regard to the late deferral request. Staff stated they were supportive of the deferral request. There was no further discussion. A motion was made to approve the By-law waiver with regard to the late deferral request. The motion carried by a vote of 8 ayes, 0 noes and 3 absent. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.

STAFF UPDATE:

There has been no change to the application request since the previous write-up and analysis. Staff continues to recommend approval of the request.

PLANNING COMMISSION ACTION:

(AUGUST 11, 2016)

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 indicated nine foot (9') street buffer along Rahling Circle. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.