

FILE NO.: Z-9184

NAME: Little Rock Port Authority College Station Sports Complex Long-form PID

LOCATION: Located on the North side of Sloane Drive, 0.3 miles West of
Mauney Road

DEVELOPER:

Pulaski County
201 South Broadway, Suite 400
Little Rock, AR 72201

ENGINEER/SURVEYOR:

Garver, LLC
c/o William E. Ruck
4701 Northshore Drive
North Little Rock, AR 72118

AREA: 13.1 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 25 – Port

CENSUS TRACT: 40.07

CURRENT ZONING: I-3, Heavy Industrial District

ALLOWED USES: Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add sports complex as an allowable use

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of future development areas with the initial construction.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is working with the Little Rock Port Authority to replat and rezone a 13.1-acre parcel of land at the Little Rock Port Industrial Park. The site is located along Fourche Bayou on the north side of Sloane Drive. The land will be developed into a sports complex for the College Station community. The development is proposed in two (2) phases. The planned site improvements include lighted tee ball and pony league fields which allow conversion to a football field, depending on the season. The field will be served by restrooms and concessions. The

second phase includes the placement of an additional ball field, with restrooms and concessions. Bleacher seating to accommodate spectators will be installed with each phase.

A parking lot is indicated from Sloane Drive to serve the two (2) new fields. The applicant is requesting the allowance of the area to be graveled for a period of two (2) years prior to paving.

B. EXISTING CONDITIONS:

The site was previously cleared of trees with a scattering of trees located along the creek bank. This area is primarily industrial with a single-family subdivision located to the west of this site. Sloane Drive is a two-lane roadway with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the College Station Neighborhood Association and the Apple Blossom Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Show the location of the floodplain in relation to the subject property.
2. All driveways shall be concrete aprons per City Ordinance.
3. The finished floor of the restroom structure must be elevated above the base flood elevation as determined by a certified engineer or surveyor.
4. A grading permit in accordance with Section 29-186 (c) & (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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists along Sloane Drive on the south side of this property. It does not appear to be in conflict with the proposed development. Care must be used to maintain proper clearances in the construction of the entry drive to this property as it will be constructed underneath the existing power line. Contact Entergy in advance to

discuss future service requirements, new facilities locations and adjustments to existing facilities (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. 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.
3. 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.
4. 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.
5. 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.
6. 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. Maintain Access.
2. 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.
3. 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.
 4. 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.
 5. 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.
 6. 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 currently served by METRO on route 20. Both cyclists and pedestrians use the road shoulders in this industrial area as a

sidewalk. Provide sidewalk from road shoulder to the interior of ballfield facility for access by pedestrians and cyclists.

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.gov or Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Port Planning District. The Land Use Plan shows I (Industrial). 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-3 (Heavy Industrial District) to PID (Planned Industrial Development) to add a sports complex as an allowable use.

Master Street Plan: To the south of the property is Sloane Drive and it is shown as 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 Sloane Drive 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: A Class II Bike Lane is shown along Sloane Drive. 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. 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). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred

(300) square feet. Interior islands must be a minimum of 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.

5. An automatic irrigation system to water landscaped areas 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: (November 22, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the Port was selling property to Pulaski County to own and operate a ball field for the College Station community. Staff questioned the placement of any dumpsters on the site. Staff also requested the placement of any proposed signage.

Public Works comments were addressed. Staff requested the site plan include the location of the floodplain in relation to the property. Staff stated the minimum finished floor elevation was to be one (1) foot above the base flood elevation. Staff stated a grading permit was required prior to any clearing or grading activities on the site.

Landscaping comments were addressed. Staff stated the parking lot was to be landscaped per the Landscape Ordinance requirements. Staff stated landscaped areas were to be irrigated. Staff stated this would include the landscaped areas within the street buffer. It was noted the paving of the parking would not be put in place for one (1) to two (2) years. Staff stated the landscaped areas could be deferred and installed with the paving of parking areas.

Rock Region Metro comments were addressed. Staff stated the Port area was served by Rock Region Metro. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

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 raised at the November 22, 2016, Subdivision Committee meeting. The plan indicates the placement of the dumpster and notes the dumpster will be screened per typical ordinance requirements. The applicant

has also indicated signage is proposed as allowed in industrial zones or a maximum of 30-feet in height and 72 square feet in sign area.

The request is to rezone 13.1-acres of land at the Little Rock Port Industrial Park from I-3, Industrial District to PID, Planned Industrial Development to add a sports complex as an allowable use. The site is located along Fourche Bayou on the north side of Sloane Drive. The land is proposed for development into a sports complex for the College Station community. The facility will be owned by Pulaski County.

The development is proposed in two (2) phases. The planned site improvements include a lighted tee ball and pony league field which is proposed to allow conversion to a football field, depending on the season. The field will be served by restrooms and concessions. The second phase includes the placement of an additional ball field, with restrooms and concessions. Bleacher seating to accommodate spectators will be installed with each phase. All associated support facilities such as dugouts, fencing and scoreboards will be provided for each of the proposed fields. The fields will have lighting. The lighting will be directional, directed downward and into the site to limit the over spilling of light onto adjacent properties.

A parking lot is indicated from Sloane Drive to serve the two (2) new fields. The site plan indicates 60 parking spaces within the parking lot. The applicant is requesting the allowance of the area to be graveled for a period of two (2) years prior to paving. Section 36-508 states all areas are to be paved where subject to wheeled traffic. The applicant is requesting the new parking area be allowed to be graveled for a period of two (2) years to allow the base to compact. After the two (2) years the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

Staff is supportive of the applicant's request. The applicant is seeking approval to add a sports complex as an allowable use for the property. The site is located within an industrial area but is located near the College Station community and neighborhoods. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development of the ball fields 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 to allow grading of future phases with the development of the first phase.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 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 variance request to allow grading of future phases with the development of the first phase. 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, 1 absent and 1 open position.