

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 3, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Timmons Conference Center Revised Long-Form PCD, located at 10915 Stagecoach Road. (Z-5649-G)</p> <p>Submitted By: Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is to rezone the property from PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development, to allow for the development of this vacant 9.02± acre tract for a convention center/event center.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>The applicants are requesting approval of a PCD, Planned Commercial Development, zoning to allow for the development of this vacant, 9.02 +/- acre tract for a convention center. The proposed use falls under the City's definition of an event center. The proposed development is to consist of a single building constructed in two (2) or three (3) phases and associated parking to all be constructed with the first phase of building construction. The first phase consists of a 25,689 square-foot building and the 447 space parking lot.</p>	

**BACKGROUND
CONTINUED**

Future development includes two (2) additions on the east and west sides of the building containing 5,644 square-feet each. The building is not proposed to exceed thirty-five (35) feet in height.

The facility will function as is typical for a mid-to-large sized meeting facility. Uses will primarily include banquets, weddings, receptions business and non-profit meetings, fundraisers, meetings and conferences. The applicants have stated a smaller percentage of the proposed uses will include ticketed events such as boxing and mixed martial arts (MMA) matches and concerts. A portion of the facility will be utilized by the Timmons Arts Foundation which, since 2011, has provided after school and summer camp opportunities in the arts for children of central Arkansas schools. With construction of the future additions, there may be space available to rent as office space to other users.

The proposed days of operation are seven days a week Hours of operation are 7:00 AM to midnight, Sunday through Thursday, and 7:00 AM to 2:00 AM, Friday and Saturday. The 2:00 AM closing time will not be required on a weekly basis but rather per event. The applicant states the allowable occupancy by Fire Code is 2,000; however, the owner is proposing to set a limit of 1,600 person occupancy. The owners intend in the future to fence the entire site with a combination of six (6)-foot tall wrought iron and wood fencing. The fencing (other than that required for screening compliance) will not be erected in the first phase. Signage will consist of wall signage on the north façade of the building, facing the street, and a single ground-mounted sign complying with signage allowed in commercial districts.

All site lighting will be low-level and directional, shielded downward and into the site.

The revised site plan indicates the required buffer on the east perimeter. Fire access drives through the site and around the building are provided as required. The dumpster is located at the rear of the development and will be screened to comply with code standards. Staff recommends dumpster service hours be limited to 7:00 AM – 6:00 PM, Monday through Saturday.

**BACKGROUND
CONTINUED**

A variance from Section 31-210 is requested to allow the two (2) driveways on Stagecoach Road as proposed. The driveways do not meet the required separation or distance from the property line. The applicant proposes to keep the west driveway gated with fire department access provided and only opened when the parking requirements exceed 120 vehicles. The major events will require both drives and also have off-duty police directing traffic. Staff is supportive of the requested driveway variance, as proposed.

The Planning Commission reviewed the PCD request at its November 1, 2018, meeting and there were no objectors present. Notice was sent to all owners of properties located within 200 feet of the site, SWLR United for Progress and the Otter Creek Property Owners Association. Two neighborhood meetings had been held prior to the item going before the Planning Commission. See the Planning Commission minute record for specifics on the development and staff's analysis.