

FILE NO.: Z-8198-A

---

NAME: Goodwill Industries of Arkansas – the Excel Center – Long form PID

LOCATION: Located at 7400 Scott Hamilton Drive

DEVELOPER:

Goodwill Industries of Arkansas  
c/o Andrew Francis  
2311 Biscayne Drive, Suite 205  
Little Rock, AR 72227

SURVEYOR:

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

AREA: 79.34 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 2      PLANNING DISTRICT: 13 – 65<sup>th</sup> Street East      CENSUS TRACT: 20.02

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add adult high school as an allowable use

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting rezoning of the property located at 7400 Scott Hamilton Drive from I-2, Light Industrial District to PID, Planned Industrial Development, to accommodate I-2, Light Industrial District uses plus the use of up to ten percent (10%) of the building area as an adult high school, known as the Excel Center, as a permitted use not to exceed 58,700 square feet. The Excel Center will be built within the existing office space in an area with over 10,000 square feet of space. Goodwill will alter the space to meet the needs of the Excel Center, meeting guidelines set by Goodwill Education Initiatives, and

following all applicable state and federal laws relating to schools and child care centers. The request to allow the high school to occupy up to ten (10) percent of the building area is to allow the program to expand in future years.

Many are familiar with Goodwill and its mission to change lives through education, training, and employment. To assist it in fulfilling its mission, in 2012, Goodwill purchased the warehouse located at 7400 Scott Hamilton Road overlooking I-30 in south Little Rock. The warehouse is used as Goodwill's Resource Center – the headquarters of Goodwill Industries of Arkansas. The 587,000 square foot one-story facility has paved parking for more than 1,000 vehicles. A Rock Region Metro bus stop is located in the parking lot directly in front of the building.

The facility is presently used for Goodwill career services, adult education and job training programs, an outlet store, a production warehouse, and administrative offices. Approximately 60,000 square feet is currently devoted to administrative, training and educational programs. Much of the interior area is currently not in use. In an effort to expand the services to offers its clients, Goodwill has applied to form a first-of-its-kind adult high school. Goodwill will offer high school degrees to adults, with a targeted enrollment of 100 students.

B. EXISTING CONDITIONS:

Goodwill has purchased the building located at 7400 Scott Hamilton Road. The building is being used by Goodwill as a donation center as well as for administrative offices. The property contains a large building (550,000+ square feet) and paved parking. There is little to no landscaping within the parking areas. There is a church located on the east side of Scott Hamilton across from the Goodwill property. Also located on the east side of Scott Hamilton are a number of industrial uses including an equipment company, a trucking company and a sign company. North of the site is the Job Corps campus and along West 65<sup>th</sup> Street is the Arkansas Food Bank property. Located behind the building are single-family homes located within the Wakefield Subdivision.

Scott Hamilton Drive was recently completed with additional lanes and sidewalks. The road is a four (4) lane street with sidewalks on both sides. The street was constructed with curb and gutter.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, Southwest Little Rock United for Progress and the Upper Baseline Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this project. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Contact Entergy in advance to discuss 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. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be one at the expense of the developer.
3. 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.
4. 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. 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.
2. 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 3 Baptist Medical Ctr. Provide pedestrian access from the transit route to the front entrance of the business for employees and customers. Provide sidewalks along the transit route for access to jobs.

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](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in 65<sup>th</sup> Street East Planning District. The Land Use Plan shows Industrial (I) for this property. 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-2 (Light Industrial District) to PID (Planned Industrial Development) to add an adult high school as an allowable use.

Master Street Plan: To the east of the property is Scott Hamilton Drive 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 Scott Hamilton Drive.

Bicycle Plan: A Class II Bike Lanes are shown along Scott Hamilton Drive. This Bike Lane provides 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. Any dead, diseased, missing landscaping must be replaced.
3. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale.
4. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
5. 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: (August 31, 2016)

Mr. Andrew Francis was present representing the request. Staff presented an overview of the item stating there were no exterior changes proposed to the existing building or parking areas. Staff stated the request was to add a high school as an allowable use for the site. Staff noted the school was proposed as a charter school limited to adults to allow persons to complete their high school education and to obtain a high school diploma. Staff requested the applicant provide the maximum number of students and the ages of the students.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant has provided the additional information requested by staff at the August 31, 2016, Subdivision Committee meeting. The applicant has indicated the students will be 19 years of age and older. The applicant has also indicated the maximum number of students will be 350. The applicant has indicated the school hours are from 8:00 am to 8:00 pm Monday through Friday. The administration, training, retail and production operations are currently operating Monday through Saturday from 9 am to 8 pm and Sunday from 10 am to 6 pm. The dumpster service hours are Monday through Friday from 7 am to 5 pm.

The applicant has indicated the existing signage will be maintained on the site. The signage typically allowed in industrial zones is a maximum of thirty (30) feet in height and seventy-two (72) square feet in area. If additional signage is added in the future the signage must comply with signage allowed in industrial zones. Building signage will be as allowed in industrial zones or a maximum of ten (10) percent of the façade area on facades with direct public street frontage. Informational signs will be added internally to direct students to the classroom areas.

Staff is supportive of the applicant's request. The applicant is seeking approval to add a public charter school to provide adult high school education. The site is fully developed and has more than ample parking to provide sufficient parking for the future students, the staff of Goodwill and the customers of the Goodwill stores on the site. Staff feels the applicant's request to add public education 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.

---

PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of deferral of the item to the November 3, 2016, public hearing. Staff stated the applicant had failed to provide proper notice to the property owners as required by the Commission's By-laws. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.

---

STAFF UPDATE:

The applicant has provided proper notice as required by the Commission's By-laws. Staff continues to support the request. 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.

---

PLANNING COMMISSION ACTION:

(NOVEMBER 3, 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 2 absent and 1 open position.