

**INFORMATION SHEET FOR
SUBDIVISION, PZD's, ZONING
OR SUBDIVISION SITE PLAN REVIEWS**

ITEM NO. _____ DATE 5/14/20

FILE NO. Z-5617-B

NAME: Kirkland Little Rock Planned Commercial District

LOCATION: SCW Chenal Parkway and Kirk Road, Little Rock, AR

DEVELOPER: Costco Wholesale Corporation / Jackie Frank

STREET ADDRESS 999 Lake Drive

CITY/STATE/ZIP Issaquah, WA 98027

TELEPHONE NO. 425/313-8100

ENGINEER: Winkelmann & Associates / Michael Clark

STREET ADDRESS 6750 Hillcrest Plaza Drive, Suite 215

CITY/STATE/ZIP 5 Dallas, TX 75230

TELEPHONE NO. 972/490-7090 (ext 215) mclark@winkelmann.com

AREA 31.81 acres NUMBER OF LOTS 7

FT. NEW STREET none

ZONING Planned Commercial Development C-3 PROPOSED USES retail/commercial

PLANNING DISTRICT _____ CENSUS TRACT _____

VARIANCES REQUESTED

- 1.) Eliminate 9' buffer requirement for landscaping on Costco Tract.
- 2.) Reduce minimum landscape island width to 5' inside dimension
- 3.) Reduce minimum landscape island square footage to 165 SF
- 4.) Provide variable width (50' average) landscape buffer on Costco lot at corner of Chenal and Kirk.
- 5) Building plantings to be provided on north face of Costco building only.
- 6) Provide 15' consistent landscape buffer along all outparcel street frontages.
- 7) Allow for head in parking on main access drives.
- 8) Site lighting shall allow for maximum pole height of 37 feet.
- 9) Signage as noted in narrative.

**APPLICATION FOR
PLANNED ZONING DEVELOPMENT - LONG FORM**

CASE FILE NO. Z- _____

PLANNING COMMISSION MEETING DOCKETED FOR _____
at _____ p.m.

Application is hereby made to the Board of Directors of Little Rock, Arkansas through the Planning Commission pursuant to Arkansas law on City planning, Act 186 of 1957, Acts of Arkansas, and Section 36 of the Little Rock Code of Ordinances as amended, petitioning for classification of the following described area as a Long Form Planned Development.

Legal Description: See Attached Legal Description

Title to this property is vested in: KRS Parcel 8 LLC

If an individual other than the title holder files this application, attachment of a letter is required authorizing this person to act on behalf of the title holder.

It is desired that the boundaries shown on the District Map be amended and that this area be amended and that this area be reclassified from the present PCD District to PCD (C-3) District.

Present Use of Property: Vacant Land
Desired Use of Property: Planned Commercial District (C-3)

It is understood that notice of the public hearing hereon before the Little Rock Planning Commission will be published at least fifteen (15) days prior to said hearing in a daily newspaper as required by Act 186 of the 1957 Acts of Arkansas and Section 23 of said Ordinance, and that notice of preliminary hearing before the Commission must be circulated by the applicant to all other parties in interest, including owners of land within 200 feet of the boundary of the area under consideration as required by the rules of the Commission, and that the cost of these notices shall be borne by the applicant.

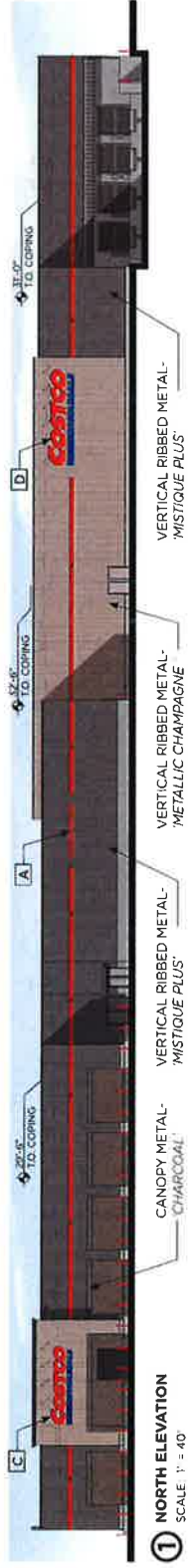
(OWNER) _____ MAIL ADDRESS: 1400 Kirk Rd, Suite 110
Little Rock, AR 72223
or (AGENT) _____ HOME PHONE: _____
BUSINESS PHONE: 501/687-9400

FILING FEE:

Collectors
\$ _____ paid stamp
here

P.C. APPROVED: _____
P.C. DENIED: _____
BD. OF DIR. APPROVED: _____
ORDINANCE NO. _____

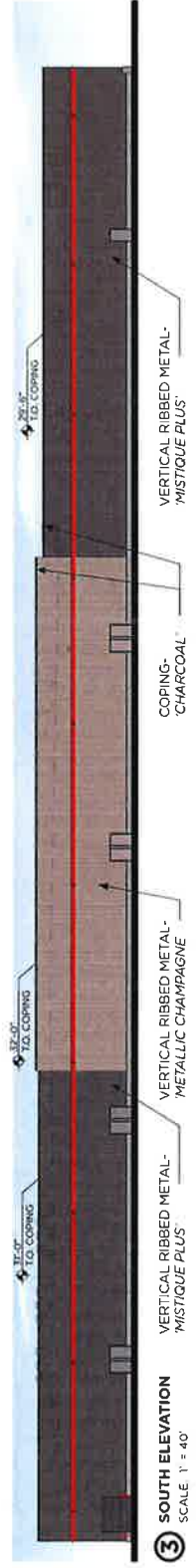
Signature of Secretary of Commission or
Authorized Agent



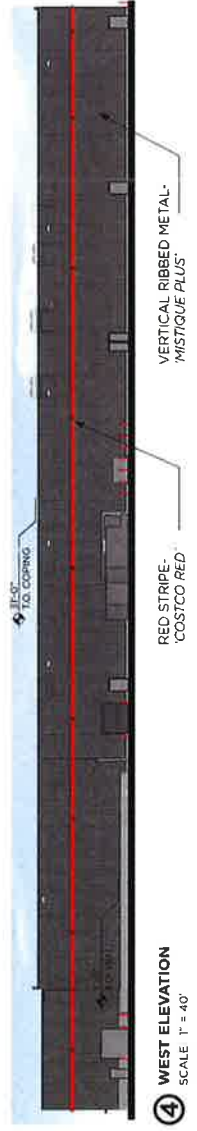
1 NORTH ELEVATION
SCALE 1" = 40'



2 EAST ELEVATION
SCALE 1" = 40'



3 SOUTH ELEVATION
SCALE 1" = 40'



4 WEST ELEVATION
SCALE 1" = 40'



A TIRE CENTER



C COSTCO WHOLESALE

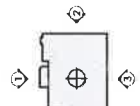


D COSTCO WHOLESALE



B WAREHOUSE SIGNS

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
1	LIQUOR SALES	15'-0" x 11'-0"	165 SF	165 SF
A	TIRE CENTER	15'-0" x 11'-0"	165 SF	165 SF
B	WAREHOUSE SIGNS	15'-0" x 11'-0"	165 SF	165 SF
C	COSTCO WHOLESALE	4'-6" x 5'-0"	23 SF	158 SF
D	COSTCO WHOLESALE	5'-0" x 5'-0"	25 SF	280 SF
TOTAL SIGN AREA				784 SF





FEBRUARY '26, 2020
PROJECT # 14-0291-01
LITTLE ROCK, AR

MG2

ENTRY CANOPY PERSPECTIVE

COSTCO
WHOLESALE



FEBRUARY 26, 2020
PROJECT #14-0314-01
LITTLE ROCK, AR



NORTHWEST PERSPECTIVE



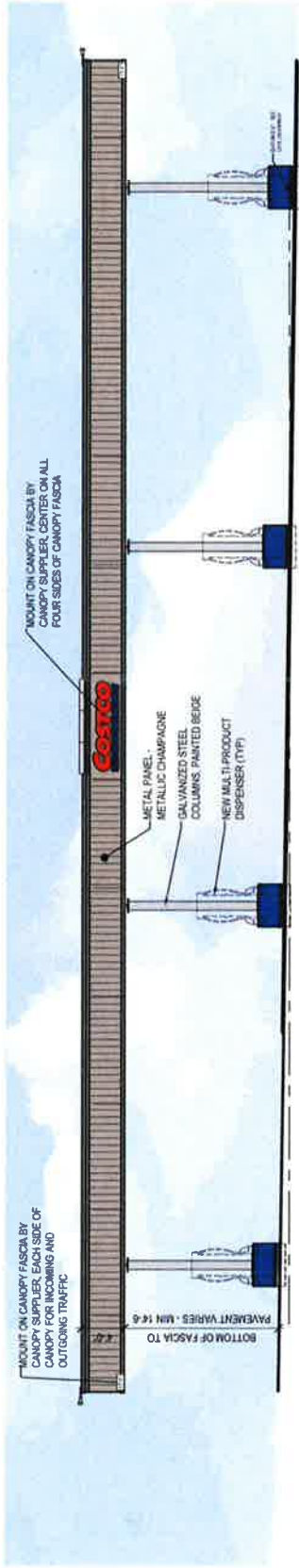


FEBRUARY 26, 2020
PROJECT # 14.0299-01
LITTLE ROCK, AR

MG2

SOUTHEAST PERSPECTIVE

COSTCO
WHOLESALE



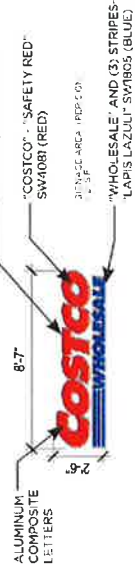
1 CANOPY AND DISPENSER ELEVATION
SCALE: 1" = 40'



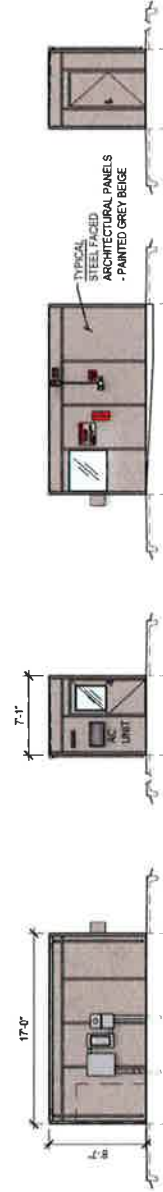
2 CANOPY AND DISPENSER ELEVATION
SCALE: 1" = 40'

SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
4	COSTCO WHOLESALE	2'-6" x 8'-7"	21 SF	84 SF
TOTAL SIGN AREA				84 SF



3 CANOPY SIGNAGE
SCALE: 1/2" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1" = 40'



CONCEPT FUEL ELEVATIONS

MARCH 23, 2020
PROJECT # 14-0391-01
LITTLE ROCK, AR



PROJECT NARRATIVE
COSTCO WHOLESALE
LITTLE ROCK, AR
APRIL 6, 2020

Costco Wholesale is seeking approval for a Planned Commercial District (PCD) located at the Southwest corner of Chenal Parkway and Kirk Road and encompasses approximately 31.81 acres, as described below.

Costco upon approval plans to develop a member's only retail warehouse with approximately 165,093 SF that includes a future attached liquor pod (should Costco obtain a full liquor permit) with the Optical Exam and Tire Center areas within the main warehouse. In addition, a free standing 24 position fueling facility will be located on the project site and the facility would employ approximately 200 to 250 people both full and part time. The overall PCD proposes 7 parcels that includes the Costco development and the opportunity for up to six (6) out lots.

Legal Description:

INDEPENDENCE FARMS, A SUBDIVISION IN PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN BOOK 220, PAGE 530, RECORDS OF PULASKI COUNTY, ARKANSAS, AND PART OF THE NORTHWEST 1/4 NORTHEAST 1/4, ALL IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 14 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 03 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 400.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 40; THENCE NORTH 77 DEGREES 53 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 40 A DISTANCE OF 209.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 40; THENCE NORTH 02 DEGREES 09 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 40, A DISTANCE OF 300.39 FEET TO THE NORTHWEST CORNER OF THE SOUTH 300 FEET OF THE WEST 1/2 OF SAID TRACT 40; THENCE SOUTH 77 DEGREES 54 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF THE WEST 1/2 OF SAID TRACT 40, A DISTANCE OF 105.34 FEET TO THE NORTHEAST CORNER OF THE SOUTH 300 FEET OF THE WEST 1/2 OF SAID TRACT 40; THENCE NORTH 02 DEGREES 17 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 40, A DISTANCE OF 301.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KANIS ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 847.50 FEET; AND ARC LENGTH 85.83 FEET AND A

CHORD THAT BEARS SOUTH 86 DEGREES 13 MINUTES 31 SECONDS EAST A DISTANCE OF 85.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND ARC LENGTH 12.36 FEET AND A CHORD THAT BEARS SOUTH 74 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 12.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH 15.78 FEET AND A CHORD THAT BEARS SOUTH 75 DEGREES 52 MINUTES 09 SECONDS EAST, A DISTANCE OF 15.60 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 854.50 FEET, AN ARC LENGTH 462.92 FEET AND A CHORD THAT BEARS NORTH 73 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 457.28 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET, AN ARC LENGTH 97.63 FEET AND A CHORD THAT BEARS SOUTH 86 DEGREES 07 MINUTES 21 SECONDS EAST, A DISTANCE OF 91.38 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHENAL PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1040.05 FEET, AN ARC LENGTH 692.52 FEET AND A CHORD THAT BEARS SOUTH 69 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 679.80 FEET TO THE WEST RIGHT OF WAY LINE OF KIRK ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, AN ARC LENGTH OF 126.04 FEET AND A CHORD THAT BEARS SOUTH 42 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 113.25 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 14 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 126.63 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2062.50 FEET, AN ARC LENGTH 151.11 FEET A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 151.07 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2037.50 FEET, AN ARC LENGTH 149.69 FEET AND A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 149.66 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH 431.99 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES 14 MINUTES 40 SECONDS WEST A DISTANCE OF 429.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 NORTHEAST 1/4; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 NORTHEAST 1/4, A DISTANCE OF 1203.59 FEET TO THE POINT OF BEGINNING.

Costco Operations

Costco Wholesale is a membership-only retail/wholesale business, selling high end quality national brands and private label merchandise for commercial and personal use. The warehouse hours of operation are anticipated to be: Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm and Sunday from 10:00 am to 6:00 pm. Delivery hours would generally occur between 3:00 am and 2:30 pm, with most of the deliveries completed before the 10:00 am opening time.

Fuel would be delivered to the fueling facility in approximately two trucks per day, as needed. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck would be parked in the hatched turn-out area located on the south side of the gas facility. The truck would not block access to any of the 24 fueling positions. The fuel facility is located at the most remote area of the Costco parcel and is specifically designed to avoid traffic and queuing conflicts with the warehouse. The fuel facility hours are anticipated to be Monday through Friday from 5:00 am to 10:00 pm, Saturday and Sunday from 5:00 am to 10:00 pm.

Schedule

As indicated above, Costco Wholesale is seeking approval for a Planned Commercial District along with Subdivision and petition for Abandonment. Once approved, Costco will then determine the development schedule and submit for the required Development Approvals in order to develop the member's only retail warehouse project which comprises 21.16 acres of the overall PCD inclusive of the 4.45 acre detention area. End users for the remaining out lot parcels proposed within the PCD will be identified and developed at a later time as required by the City of Little Rock and in accordance with the PCD documents.

Warehouse

The warehouse would have a single member entrance located at the northeast corner. The new Costco warehouse would include ancillary uses that include, but not limited to, an attached tire center, bakery, pharmacy, optical center, hearing aid center, food service, liquor sales, along with the sales of approximately 4,000 retail products in a variety of product categories.

Land Use

Costco: Establish C-3 (General Commercial District) as the base zoning for the PCD.

Outparcels: Establish C-3 (General Commercial District) as the base zoning for the PCD with the following permissible uses:

1) PERMITTED USES:

- a. Amusement, (commercial, inside)
- b. Animal Clinic (enclosed)
- c. Antique shop, with repair
- d. Appliance repair
- e. Auto parts and accessories
- f. Auto Repair Garage
- g. Bakery or confectionary shop
- h. Bank or savings and loan office
- i. Bar, lounge or tavern
- j. Barber and beauty shop
- k. Beverage shop
- l. Book and stationery store
- m. Butcher shop
- n. Cabinet and stationery store
- o. Butcher shop
- p. Cabinet and woodwork shop
- q. Camera shop
- r. Catering, commercial
- s. Cigar, tobacco and candy store
- t. Clinic (medical, dental or optical)
- u. Clothing store
- v. Community welfare or health center
- w. Convenience food store with gas pumps
- x. Day nursery or day care center
- y. Drugstore or pharmacy
- z. Duplication shop
- aa. Eating place without drive-in service
- bb. Establishment of a charitable or philanthropic organization
- cc. Feed store
- dd. Fire station
- ee. Florist shop
- ff. Food store
- gg. Furniture store
- hh. Handicraft, ceramic sculpture or similar artwork

- ii. Hardware or sporting goods store
- jj. Health studio or spa
- kk. Hobby shop
- ll. Hospital
- mm. Jewelry store
- nn. Job printing, lithographer, printing or blueprinting
- oo. Key shop
- pp. Laboratory
- qq. Laundromat or pickup station
- rr. Laundry, domestic cleaning
- ss. Lawn and garden center, enclosed
- tt. Library, art gallery, museum or similar public use
- uu. Lodge or fraternal organization
- vv. Medical appliance fittings and sales
- ww. Medical marijuana cultivation facility
- xx. Medical marijuana dispensary
- yy. Microbrewery or microbrewery restaurant
- zz. Mobile canteen units when operated in compliance with current planning department regulations for such vehicles
- aaa. Mortuary or funeral home
- bbb. Multifamily dwellings (as per the R-5 district 1)
- ccc. Office (general and professional)
- ddd. Office, showroom with warehouse (with retail sales, enclosed)
- eee. Office equipment sales and service
- fff. Optical Shop
- ggg. Paint and wallpaper store
- hhh. Pet shop
- iii. Photography studio
- jjj. Plant Nursery
- kkk. Private school, kindergarten or institution for special education
- lll. Retail uses not listed (enclosed)
- mmm. School (business)
- nnn. School (commercial, trade or craft)
- ooo. School (public or denominational)
- ppp. Seasonal and temporary sales, outside
- qqq. Service station
- rrr. Shoe repair
- sss. Small engine repair
- ttt. Studio (art, music, speech, drama, dance or other artistic endeavors)
- uuu. Studio broadcasting and recording
- vvv. Tailor
- www. Taxidermist

- xxx. Theater (not drive-in type)
- yyy. Tool and equipment retail (inside display only)
- zzz. Travel Bureau
- aaaa. Truck or trailer rental or leasing (no service, sales or repair)

2) CONDITIONAL USES:

- a. Ambulance service post
- b. Amusement, commercial (outside)
- c. Auto glass or muffler shop
- d. Auto parts, sales with limited motor vehicle parts installation
- e. Auto rental or leasing (no service, sales or repair)
- f. Brewery
- g. Building Material sales (open)
- h. Car Wash
- i. Crematorium
- j. Custom sewing and millinery
- k. Day care center, adult
- l. Eating place with drive-in service
- m. Establishment for the care of alcoholic, narcotic or psychiatric patients
- n. Event center
- o. Food store under five thousand (5,000) square feet gross floor area, with sales of beer or wine
- p. Glass or glazer. Installation, repair and sales
- q. Group care facility
- r. Home center
- s. Hotel or motel
- t. Landscape service
- u. Lawn and garden center, open display
- v. Lumberyard
- w. Mini-warehouse
- x. Multi-family dwellings (as per the R-5 district 1)
- y. Nursing home or convalescent home
- z. Office warehouse
- aa. Parking, commercial lot or garage
- bb. Pawnshop
- cc. Private club with dining or bar service
- dd. Recycling facility, automated
- ee. Secondhand store (used furniture or rummage shop)
- ff. Service station with limited motor vehicle repair
- gg. Swimming pool sales and supply
- hh. Taxi office

- ii. Tool and equipment rental (with outside display)
- jj. Upholstery shop, furniture
- kk. Upholstery shop, auto

Tire Center

The Tire Center is a 5,375 SF (included in previously referenced +165,093 SF) area with member access through the inside of the main Costco building and provides for retail tire sales and a tire installation facility only. The installation facility has five bays that face toward the east to allow Costco employees to drive the cars into the installation facility.

Liquor Sales

Costco is seeking approval for the option of an attached Liquor Pod (3,890 sf included in previously referenced 165,093 SF) should they obtain a full liquor permit. Entrance to this external pod is a separate location than the main warehouse access. If full liquor permit is not available, Liquor sales as permitted by state and local authorities will be provided for in a designated area with member access through the inside of the main Costco building or through whatever means are required by the liquor regulations. Appropriate proof of ID will be required at time of purchase.

Optical Exam Room

The Optical Exam Room is a +635 SF (included in previously referenced +165,093 SF) located in the within the main warehouse with member access through the main entrance of the Costco building.

Loading Dock

The truck loading dock would be located at the northwesterly edge of the building. It would face north and include four individual side-by-side loading bays. The bay doors would be equipped with sealed gaskets to limit noise impacts. The dock slab is sloped down toward the building to an elevation of 4'-0" and is screened to the east with low screen wall to help mitigate visual impacts. A transformer and trash compactor would be located along the west edge of the building.

Parking

There is a total of 743 over-sized (10' wide) stalls designed for the overall site plan. This total also includes 17 handicapped accessible stalls.

- 1) Head in spaces shall be permitted on main driveways as shown on the plan.

Landscaping

Costco Parcel

- 1) Meet the City's landscape ordinance criteria with the following exceptions:
 - A. Eliminate the 9-foot buffer yards at perimeter on east and west property boundary to allow for out parcels to maintain all the land to back of curb.
 - B. Allow landscape island minimum inside width of 5 feet.
 - C. Allow landscape island minimum square footage of 165 square feet.
 - D. Provide building plantings on north elevation only.
 - E. Provide variable width landscape buffer at the corner of Chenal & Kirk as shown on plan but maintain an average 50' buffer.

- 2) Exceed the landscape ordinance criteria as follows:
 - A. Plant all 3" caliper trees or equivalent for multi-stem trees.
 - B. Plant additional trees per the plan provided

Out Parcels

- 1) Meet the City's landscape ordinance criteria with the following exceptions:
 - A. Provide 15-foot consistent landscape buffer along street frontages as part of out parcel development.

Exterior Lighting

- 1) Meet the City's Outdoor Lighting criteria with the following exception(s):
 - A. Maximum height for mounted lighting fixture shall be thirty-seven (37) feet.
 - B. All parking lots shall be provided with lighting that shall be either wall or pole mounted, with down-light type luminaires, to minimize glare directed toward the streets and/or adjacent properties.

Façade Materials and Treatment

The warehouse design is a timeless solution utilizing sustainable materials in a rich color palette of grey, browns and beige. Horizontal and vertical articulation of the high quality, recycled, architectural metal panels create visual interest along the façade which is then grounded with natural concrete. The blend of materials and complimenting colors add texture and variation which maintaining a clean, cohesive design.

The warehouse entry is designed with a large canopy establishing a focal point to the building and site. Pedestrian scale detailing has been incorporated with the introduction of accent steel and concrete benches at the column bases.

The fuel facility canopy design compliments the warehouse design in both color and use of architectural metal panels.

Signage

Costco Parcel

- 1) Meet the City's sign ordinance criteria with the following exceptions:

Sec. 36-355 – Signs permitted in commercial zones

(2) One (1) freestanding sign per premises, not to exceed two (2) square feet in sign area for each linear foot of main street frontage up to a maximum of one hundred sixty (160) square feet. Such sign shall not exceed a height of thirty-six (36) feet. In addition to the above, freestanding sign, the owner may use two (2) of the following:

- a. Wall or mansard signs not to exceed ten (10) percent in aggregate sign area for that occupancy's facade area.

- b. One (1) canopy sign per occupancy not to exceed fifty (50) percent of the surface area of the awning or one (1) marquee sign not to exceed one-third square foot in sign area for each linear foot of marquee front and side.

(4) For fuel facility canopy, four (4) canopy signs per premise not to exceed eighty-five (85) square feet in aggregate area.

Sec. 36-557. - Special provisions for on-premises signs and other sale promotion devices.

- e) Within the institutional and office, commercial and industrial districts, each premises may utilize incidental signs not to exceed seventy (70) square feet in aggregate sign area per occupancy.

Mechanical Screening

All mechanical equipment, whether located on the ground or upon the roof, shall be screened with walls or landscaping so that any individual mechanical unit is not visible from the ground level at the boundary of the Costco Parcel. If in the case roof top mechanical equipment is visible from the ground level at the boundary of the Costco Parcel, the visible portion of the equipment will be painted to match the nearest adjacent wall color.

Setback

Setback shall be as per the General Commercial Zoning Districts C-3 for each tract as defined.

Grading

Out parcel grading may occur with the Costco grading prior to development of the outparcels.