



Large Scale Development: Legends Casino Resort

OB Item 2 – LSDV-0522-000220

Review Comments:

Landscaping and Greenspace are required for Large Scale Developments.

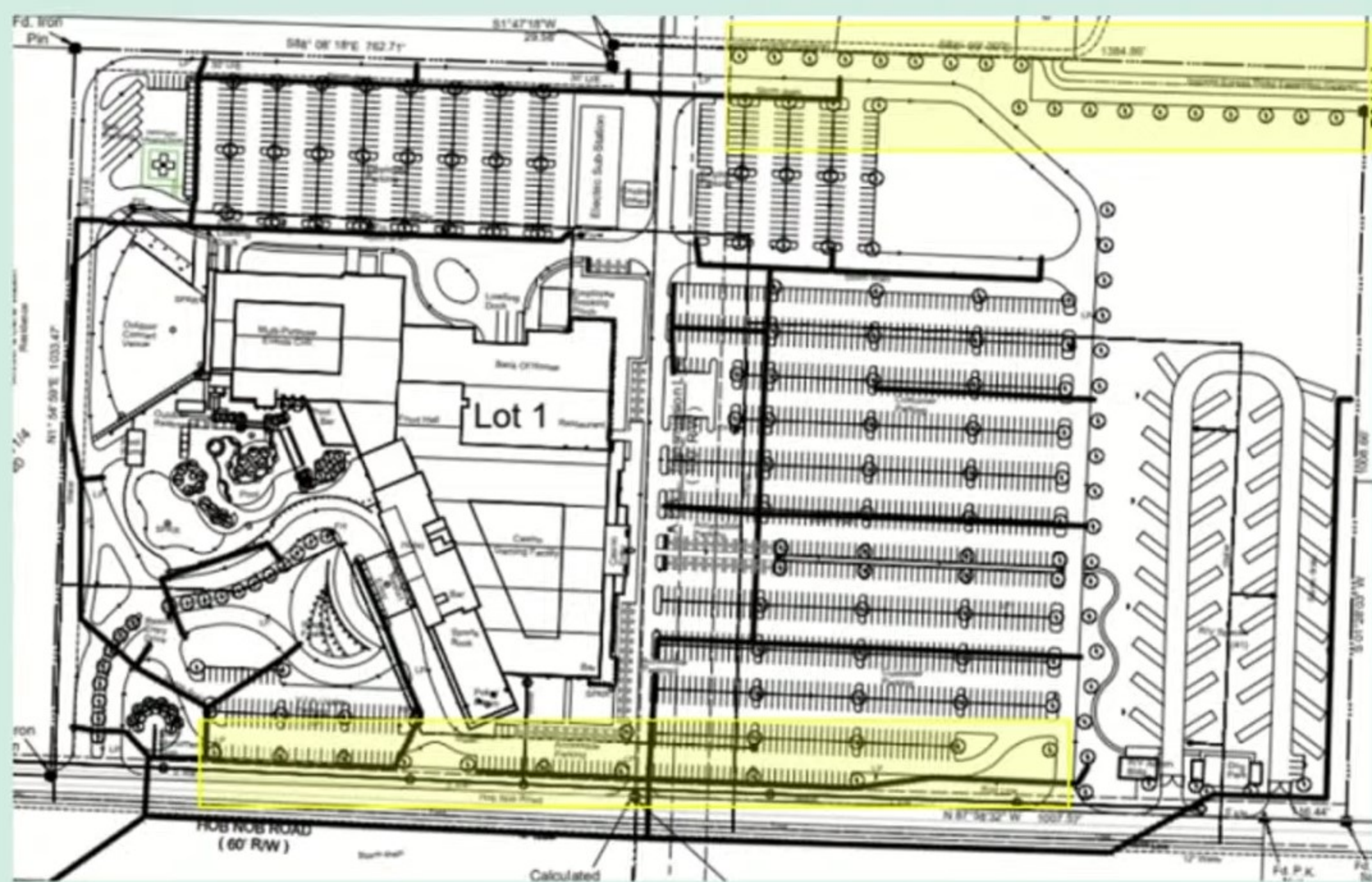
A 15 Foot buffer strip along north property line, sight obscuring fence and trees every 50 feet will be required.

A landscaping and/or berm along Hob Nob adjacent to parking spaces to limit visual impacts from headlights.

Sidewalks and Multi-Use Trail are proposed along Hob Nob in compliance with the Russellville Connected Trail System and Article 3.21.

The applicant is proposing more than sufficient parking for the development in compliance with Article 4.

Signage from interstate shall direct motorists to the Weir Rd exit.





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Existing Conditions:

Property is zoned C5 – Highway Commercial Casino District north of Hob Nob Rd and R1 – Single Family Residential south of Hob Nob Rd.

Located within the Weir Road Development District the majority of the property is undeveloped and is mostly agricultural.

The property on Hob Nob and southeast of the development is partially developed including the location of the State Police Driver Testing Facility located at the intersection of Alaskan Trail and Hob Nob Rd.

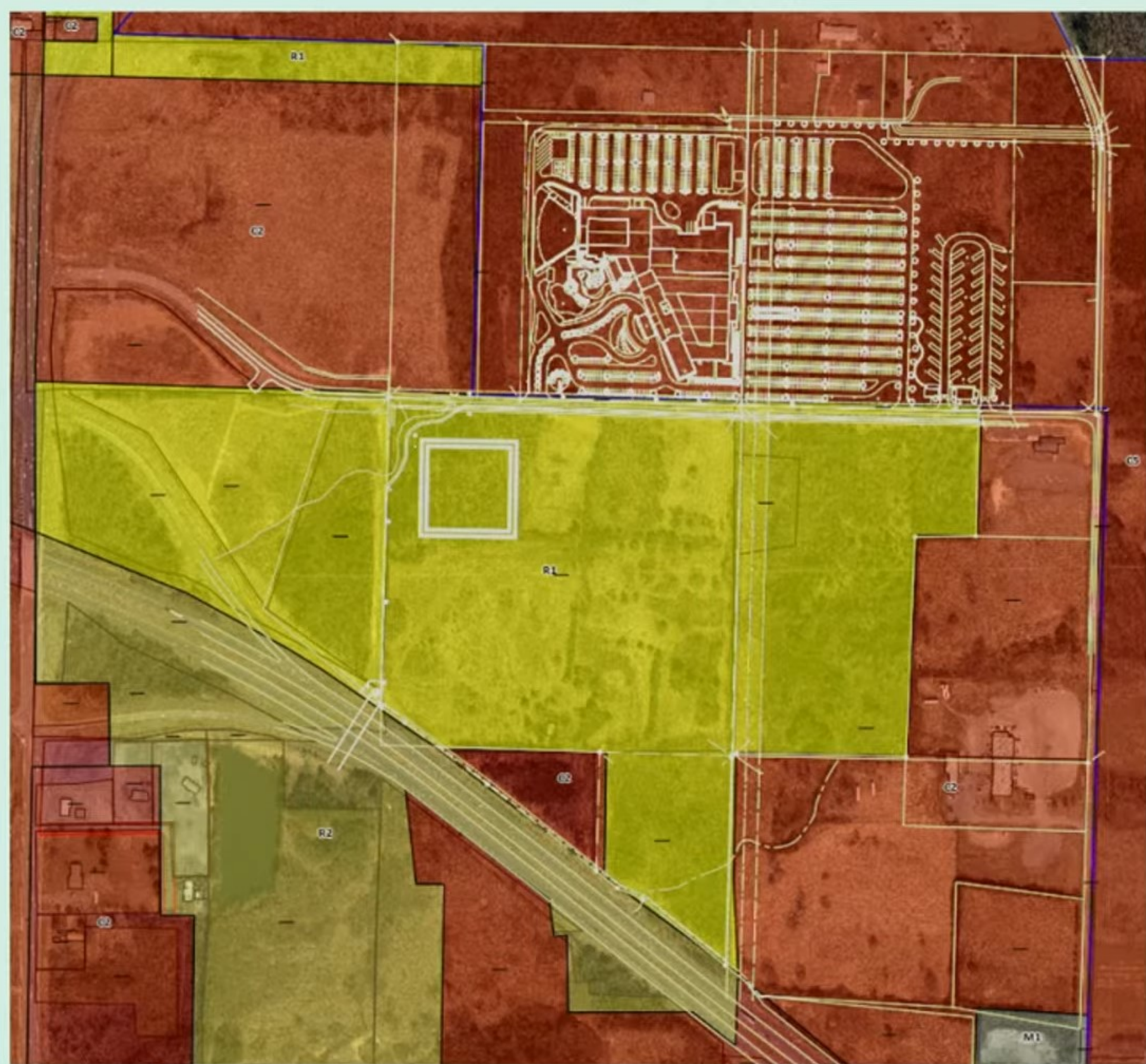
A few single family homes are located north of the project and up Alaskan Trail Rd.



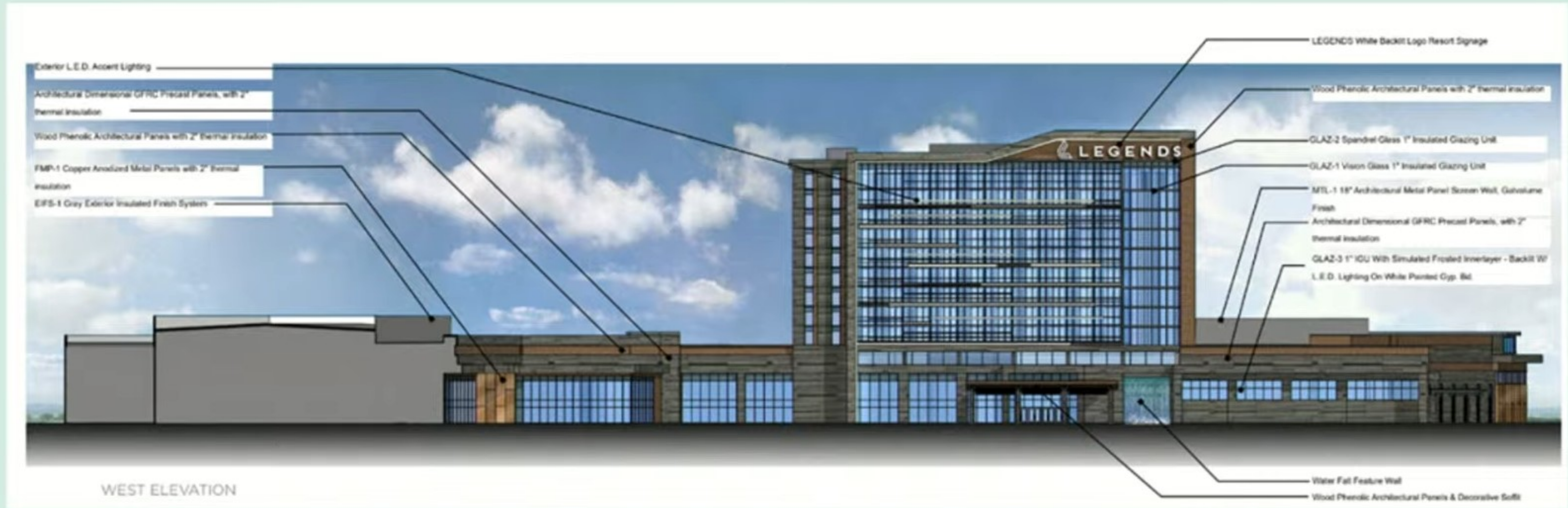
Review Comments:

Property was zoned C5 by ordinance 2343 establishing the rights granted to jurisdictions by the State of Arkansas to extend zoning to areas located within the Planning Boundary. Properties where zoning has been adopted are subject to both the Russellville Zoning Code (RZC) and the Land Subdivision and Development Code (LSDC).

The proposal is for a 47,700 sqft casino, a 203 room hotel, an indoor and outdoor concert/event venue, multiple restaurants, and an RV Park. The site plan submitted with these items is what staff have based the report on.



Review Comments:



The Planning Commission may only deny an application if the applicant does not demonstrate that they are in compliance with the requirements or in the event that the application conflicts with any of the provisions outlined in the LSDC.

Compliance requires adequacy of public facilities and services. The application includes proposed improvements for the water, sewer, storm water, and transportation system that would be considered adequate.

Review Comments:

The applicant submitted a Traffic Impact Study of off ramps at Weir Rd and Bradley Cove Rd and all intersections of Hob Nob Rd.

The study indicated that the LOS falls below a classification of C for both off-ramps from I-40 on Weir Road and to the intersection of Weir Road and Hob Nob Rd. Improvements at all three locations will require both the City of Russellville and ARDOT to approve the proposed improvements.

Storm Water Improvements are proposed including a regional detention facility sufficient for any future development within the Casino property.

Water and Sewer Improvements are proposed in alignment with current regulations.



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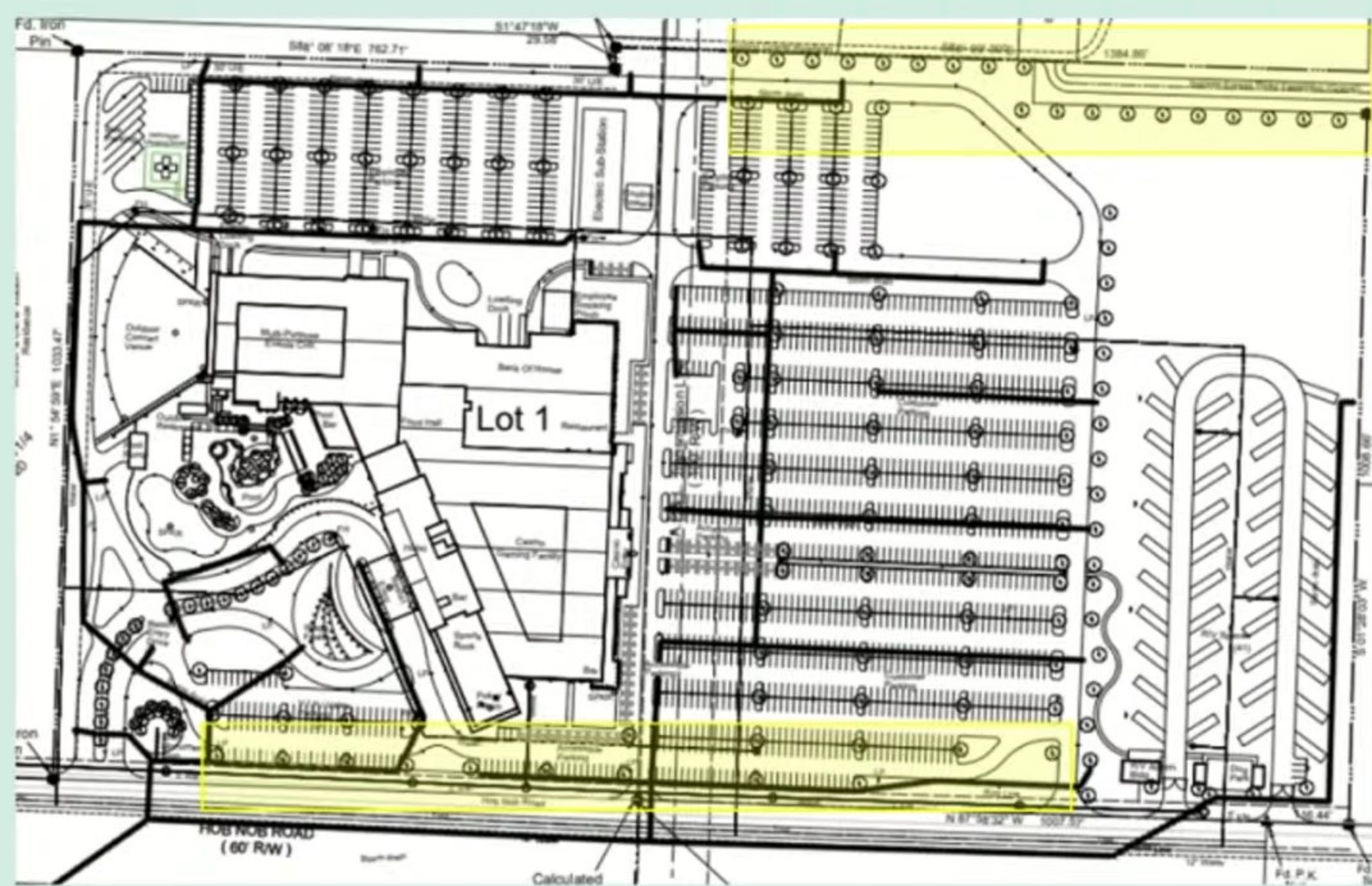
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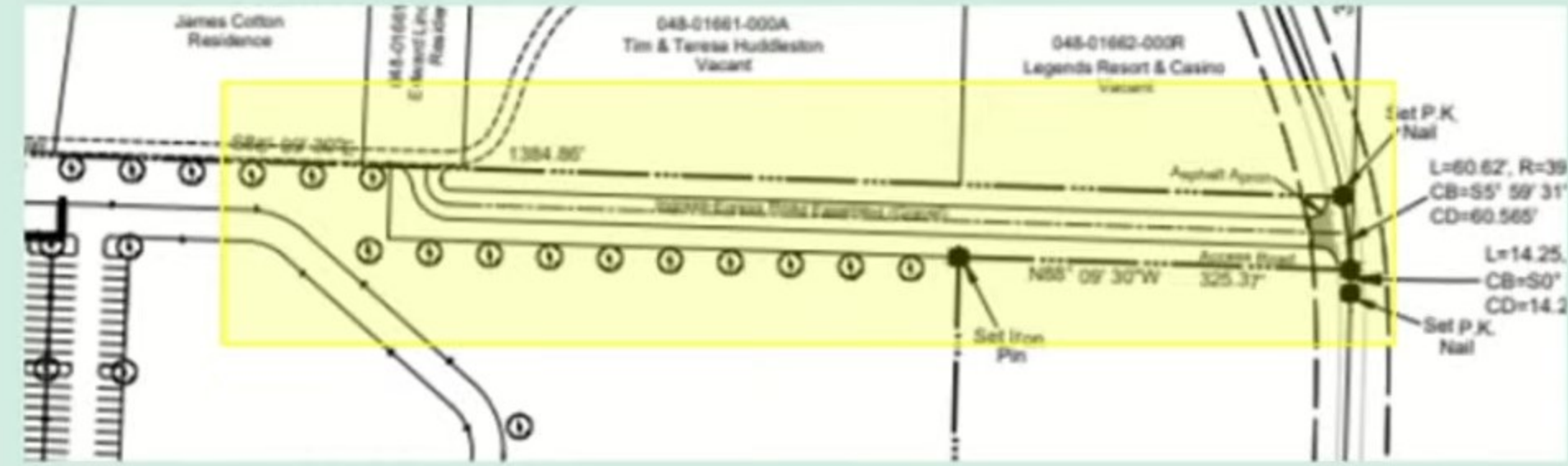


Recommendation:

Approve the LSD with following conditions:

1. Prior to Building Permit Issuance:

- a) Submit and Finalize a petitioner requested annexation; and
- b) No driveway access for Casino shall be granted to Alaskan Trail; and
- c) Approval of the full street improvement will be required from the eastern most property line to the western most property line showing compliance with the complete street proposal including the sidewalk and trail; and
- d) Improvements at both off-ramps and Hob Nob shall include all geometric improvements and a feasible solution as agreed upon by the City and ARDOT; and
- e) All public improvements shall be bonded at 150%; and
- f) Landscaping shall include a 15 foot buffer strip along north property line with sight obscuring fence, trees every 50 feet and shrubs / living material composition of 60%; and



Review Comments:

1. Prior to Building Permit Issuance (Con't):

- g) Add landscaping and/or berm along Hob Nob adjacent to parking spaces to limit visual impacts from headlights; and
- h) Ensure all signage directs motorists to exit 83 on I-40; and
- i) Prior to construction of the off-site detention rezone the property south of Hob Nob from R1 to C2 or C5; and

2. A Certificate of Occupancy will only be issued after the following items are completed:

- a) Completion of the Hotel / Gaming Facility permitted drawings; and
- b) A Finalized Final Plat application including dedication of ROW and any utility easements required; and
- c) Improvements approved and permitted by the City and ARDOT completed; and
- d) Bond regarding improvements required but not permitted at this time by ARDOT at 150% of the cost for improvements identified in the TIS.

Review Comments:



3. Upon Issuance of the Certificate of Occupancy:
 - a. Submit a new TIS re-evaluating the off-ramps at both Highway 124 / Weir Road and Highway 331 / Bradley Cove Road confirming distribution assumptions within the original TIS under the following conditions unless otherwise directed by the City Engineer:
 - i. Collect Data 6 months after Certificate of Occupancy.
 - ii. Provide Updated TIS report within 2 months of data collection.
 - b. If improvements warranted by the new TIS within six (6) months of accepted post development TIS, submit construction plans for any intersection improvements identified by the re-evaluation TIS as being warranted for improvements.



MILLER

COT

Large Scale Development

330 Hob Nob Road, Legends Resort and Casino LLC