

FILE NO.: Z-7854-E

NAME: JLM Health Management Revised Short-form PID

LOCATION: Located at 5 Remington Cove

DEVELOPER:

Princess Investments, LLC
5 Remington Cove
Little Rock, AR 72204

ENGINEER:

Crafton Tull and Sparks
10825 Financial Center Parkway, Suite 300
Little Rock, AR 72211

AREA: 2.768 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: PID

ALLOWED USES: I-1 and clinic

PROPOSED ZONING: I-1, and Revised PID

PROPOSED USE: I-1 and clinic – add additional parking

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,385 adopted by the Little Rock Board of Directors on January 18, 2011, rezoned the property from I-1, to PID to add a clinic as an allowable use for this property. JLM, Inc. provided Child Health Management Services for qualifying children and families. Services included multi-disciplinary diagnosis, evaluation and treatment for the purpose of habilitation, early intervention and prevention of long-term disability. Specific services included audiology, neuropsychology, behavior therapy, nutrition, occupational therapy, speech therapy, physical therapy, nursing and early childhood/day treatment.

The hours of operation approved were from 7:00 am to 6:00 pm Monday through Friday. Transportation was provided at no charge to the families of the children. Initial staffing for the facility was from 10-12 employees with a projected growth to approximately 35 employees by the end of Year 1. Projected staff for a full client/patient development was up to 50 employees. Client/patient projections were from 15-20 in the first 2-3 months of operation, growing to 50 by the end of Year 1 and 100 by the end of Year 2.

The approved site plan indicated a common access drive with an adjacent property and parking was proposed on both sides of the access easement to serve the lot and the lot to the west. The building was proposed containing 10,000 square feet in Phase I with 54 parking spaces. The site plan indicated an expansion area of 3,500 square feet in Phase 2. The first phase was constructed with 10,900 square feet of floor area. No additional parking was proposed. The site plan indicated the placement of playground areas enclosed with an eight (8) foot privacy fence in two (2) locations. Within the playground areas shade structures were proposed.

Ordinance No. 21,024 adopted by the Little Rock Board of Directors on April 21, 2015, allowed a revision to the PID zoning. The approval allowed a 5,212 square foot addition to the existing facility. The previously approved PID allowed a 2,600 square foot addition which the proposed addition exceeded. In addition to the building addition, four (4) regular parking spaces and four (4) van spaces were eliminated. All other parking areas and access were to remain in place. The playground area was relocated to the west of the new addition to the building. The playground area contained 2,728 square feet. The building addition was a one-story addition and was to be constructed of the same materials as the existing building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the previously approved PID to allow the area of the approval to be expanded onto the adjacent lot to the west. The applicant is proposing the rezoning to allow the construction of additional parking. The site plan indicates the construction of 15 additional parking spaces with an additional 15 parking spaces for future construction. The new parking lot will take access from the existing parking lot now serving the building. The lot will be constructed of asphalt paving, concrete curb and gutter and have additional landscaping as required. Any additional detention will be provided on the site.

B. EXISTING CONDITIONS:

The building and parking have been constructed as previously approved. An office building is located to the east. The remaining lots in the subdivision are vacant. Little Rock Wastewater is located to the south of the site. To the west is a developing Subdivision, Colonel Glenn Centre which includes automobile dealerships, a tractor supply store, hotels, offices, the Arkansas Baptist State Convention office and Remington College. On the east side of Talley Road, north of the site, is R-2, Single-family zoned property with residential homes.

Southwest of the site are single-family homes located on large tracts accessed from Talley Road.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area property owners. All property owners located within 200-feet of the site were notified of the public hearing. There is not an active City of Little Rock recognized neighborhood association located in this immediate area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to the project.

Entergy: Entergy does not object to this proposal. An overhead line exists on the west side of the property which should not interfere with the construction of the parking lot. Contact Entergy in advance should there be any concerns about clearance to the line as equipment is moved underneath it during construction.

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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. 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.

4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of water meter.
7. 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.
8. 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.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA Bus Route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. The

Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The applicant has applied for a rezoning from PID (Planned Industrial District) and I-1 (Industrial Park District) to PID (Planned Industrial District) to allow for the development of a parking lot for the existing structure next door on the site.

Master Street Plan: Remington Cove is shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

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. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
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: (August 5, 2015)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested the applicant provide on the site plan an additional row of parking to allow for future expansion without the need to revise the PID. Staff also stated all

site lighting was to be low level and directional, directed downward and into the site.

Public Works comments were addressed. Staff stated any broken curb, gutter or sidewalk was to be replaced prior to occupancy. Staff stated the City's stormwater detention ordinance would apply to the development of the site.

Landscaping comments were addressed. Staff stated a perimeter landscape strip of a minimum of nine (9) feet was required adjacent to the paved areas. Staff stated any existing landscape that was damaged or missing was to be replaced prior to the final acceptance of the project.

Staff noted the comments from the various other agencies. 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 raised at the August 5, 2015, Subdivision Committee meeting. The revised plan indicates an additional row of parking for future construction. The revised cover letter states all site lighting will be directed downward and into the site.

The request is to revise the previously approved PID to allow the approved PID area to expand onto the adjacent lot to the west. The request will allow the construction of additional parking to serve the existing office use. The site plan indicates the immediate construction of 15 parking spaces. The plan also includes the allowance of an additional 15 parking spaces for future construction. The new parking will take access from the existing parking lot now serving the building. The lot will be constructed of asphalt paving, concrete curb and gutter and have additional landscaping as required. Any additional detention will be provided on the site.

The revised site plan indicates the placement of a new dumpster location. A note on the site states the dumpster will be screened as per minimum ordinance requirements or a minimum of two (2) feet above the dumpster containment area on all sides.

Staff is supportive of the applicant's request. The revised site plan allows for construction of additional parking to serve an existing office use. The new parking area will be landscaped and detention will be provided per the typical ordinance requirements. Staff does not feel the request for the additional parking will impact this development or any adjacent property.

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:

(AUGUST 27, 2015)

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 11 ayes, 0 noes and 0 absent.