

FILE NO.: Z-6622-B

NAME: Independent Case Management Revised Short-form PD-O

LOCATION: Located at 13310 Kanis Road

DEVELOPER:

Independent Case Management
1525 Merrill Drive
Little Rock, AR 72211

ENGINEER:

Marlar Engineering
5318 John F. Kennedy Boulevard
North Little Rock, AR 72116

ARCHITECT:

Scott Smith
Smith & Associates Architects, AA
2701 Kavanaugh Boulevard, Suite 208
Little Rock, AR 72205

AREA: 2.69 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-O

ALLOWED USES: Office

PROPOSED ZONING: Revised PD-O

PROPOSED USE: Add assisted living as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On June 1, 1999, the Board of Directors approved Ordinance No. 18,027 which rezoned the property from R-2, Single-family to PD-O. The approved PD-O allowed for construction of a 2,500 square foot (one story) office building for Independent Case Management. The approved site plan also showed small areas of parking along the

east and north sides of the building along with a single access point from Kanis Road, near the southeast corner of the property.

Ordinance No. 18,164 adopted by the Board of Directors on December 20, 1999, allowed a revision to the previously approved site plan in order to move the driveway location and eliminate the small parking area along the north side of the building. The originally approved site plan indicated the access drive to be nearer the southeast corner of the property. The applicant maintained the driveway would be constructed in the location of an existing driveway location, in order to save existing trees on the site. During construction it was determined the existing driveway location was near the center of the site and not near the southeast corner of the property as was represented on the approved site plan. The revision allowed the driveway to be located approximately 50-feet further west than originally shown on the plan.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a revision to the existing PD-O zoning to allow the addition of assisted living as an allowable use for the site. The building was built in 1990 with the second level unfinished attic space. The proposal is to convert the first floor into apartments for up to four (4) people. The apartments are proposed with on-suite bathrooms and ample storage for daily necessities and medications. Each stand-alone apartment will have its own entrance and exit, with exterior access onto a private patio. There will be a community laundry facility, a central kitchen area, meeting space and entertainment/recreation area. The site plan also includes a guest apartment.

The second level will have separate parking and entrance. This level will have offices, meeting space and storage. There are four (4) office suites, a waiting area and work room proposed on this level. There is no through access from this level to the ground level, except for required egress to comply with building codes. The parking area for this level is proposed with five (5) parking spaces.

B. EXISTING CONDITIONS:

The office building and parking have been constructed on the site. The rear portion of the site remains heavily wooded. This area butts single-family homes located in the Cedar Ridge Subdivision to the north. East and south of the site are single-family homes located on large tracts. To the southwest is an office use fronting on Kanis Road. There is an approved PD-O located north of this site which was approved for a publishing company. Kanis Road is a narrow road with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Gibraltar Heights/Pointe West/Timber Ridge Property Owners Association, the

Parkway Place Property Owners Association and the Woodlands Edge Community Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Kanis Road including 5-foot sidewalks with the planned development. The new back of curb should be 29.5 feet from centerline. The proposed development would be eligible for a payment in-lieu of construction in the amount of fifteen percent (15%) of the development cost.
3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. Stormwater detention ordinance applies to this property.
5. The proposed drainage grate across the parking area should be replaced with stormwater inlets placed at the curb. The grates are very susceptible to clogging and continuous maintenance.
6. If disturbed area is 1 or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Electrical service to the existing building appears to be provided via an underground power line on the west side of the property. Extreme care should be used when locating and digging the new drainage ditch. Contact Entergy in advance if electrical utility adjustments are required.

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. 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.
3. 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.
4. 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.
5. Contact Central Arkansas Water if additional fire protection or metered water service is required.
6. 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.
7. 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.
8. 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.
9. 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:

Fire Hydrants: Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a

fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade: Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

Loading: Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. 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.
6. 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.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

County Planning: No comment.

CATA: The area is currently served by CATA at this location via route 3 Baptist Medical Center and by Links para-transit. This location is not currently in CATA's long range planning. The proposal has no impact to service. Improving bicycle and pedestrian way in this area would create a safe environment for both residents and workers to have access to the facility.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review 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 or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Ellis Mountain Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a revision to an existing PDO (Planned District Office) to add 'assisted living' as a permitted use and construction of a second parking area and covered walk on this site. The site is within the area where a Design Overlay District is underdevelopment.

Master Street Plan: Kanis Road 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 Kanis Road. 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. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be a minimum of nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30)

feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip. Existing trees and shrubs can be counted to satisfy this requirement.

3. An irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
4. 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: (January 7, 2015)

Mr. Scott Smith was present representing the owner. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested additional information concerning the care the residents would be given. Mr. Smith stated the residents would live independently. He stated nursing staff would not be provided to assist the residents with medications. He stated a common dining and laundry area would be provided. He stated the guest apartment would be used for family members of the residents should a resident need assistance for a short time.

Public Works comments were addressed. Staff stated a grading permit would be required prior to development of the site. Staff stated street improvements to Kanis Road would be required as a part of the redevelopment of the site. Staff stated the project would qualify for a payment in-lieu of construction in the amount of fifteen (15) percent of the development cost. Staff stated the City's stormwater detention ordinance would apply to the development of the site.

Landscaping comments were addressed. Staff stated the new paved area would require landscaping per the City's landscape ordinance.

Mr. Smith stated the site plan as presented to staff included two (2) bays of parking. He stated there was a large amount of rock on the site and it was possible construction of two (2) bays would be too costly. Staff stated he could note on the site plan the parking in phases and also include a note the second bay would be constructed if the rock did not prohibit the construction.

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 a number of the issues raised at the January 7, 2015, Subdivision Committee meeting. The revised site plan indicates the placement of five (5) new parking spaces along the northern portion of the site. The plan does not include future construction of additional parking.

The applicant is proposing a revision to the existing PD-O zoning to allow the addition of assisted living as an allowable use for the site. Four (4) apartment units and a guest apartment are proposed on the first floor. The total floor area for the first floor is 2,500 square feet. The apartments are proposed with on-suite bathrooms and ample storage for daily necessities and medications. Each stand-alone apartment will have its own entrance and exit, with exterior access onto a private patio. There will be a community laundry facility, a central kitchen area, meeting space and entertainment/recreation area. There are eight (8) existing parking spaces to serve the residential units.

Parking for multi-family is typically based on one and one-half (1 ½) parking spaces per unit. The site plan indicates the placement of four (4) units which would typically require the placement of six (6) parking spaces.

The second level will have separate parking and entrance. This level will have offices, meeting space and storage. There are four (4) office suites, a waiting area and work room proposed on this level. There is no through access from this level to the ground level, except for required egress to comply with building codes. The parking area for this level is proposed with five (5) parking spaces.

The office portion of the building contains 1,850 square feet of floor area. Parking for an office development is typically based on one (1) parking space per four hundred (400) gross square feet of floor area. Based on the typical requirements four (4) parking spaces would be required.

No new signage is proposed with the development. There is an existing sign structure located on the site. Signage will use the existing structure and place a new sign face within the structure. The maximum sign area will comply with signage typically allowed in office zones or a maximum of sixty-four (64) square feet in area.

Staff is supportive of the request. Staff does not feel the use of the existing downstairs area as residential and the conversion of the second level to office space will significantly impact the area. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the request 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:

(JANUARY 29, 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 of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.