

FILE NO.: Z-7091-A

NAME: Presbyterian Village Revised Short-form POD

LOCATION: Located at 510 Brookside Drive

DEVELOPER:

Presbyterian Village
510 Brookside Drive
Little Rock, AR 72205

ENGINEER:

Central Arkansas Engineering
1012 Autumn Road #2
Little Rock, AR 72211

ARCHITECT:

Heiple + Wiedower Architects
319 President Clinton Avenue, Suite 201
Little Rock, AR 72201

AREA: 8.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 3 – West Little Rock

CENSUS TRACT: 22.03

CURRENT ZONING: PD-R

ALLOWED USES: O-3, General Office District and Independent Living

PROPOSED ZONING: POD

PROPOSED USE: Senior housing - Allow the construction of a chapel

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 18,593 adopted by the Little Rock Board of Directors on November 20, 2001, rezoned the property from O-3, General Office District (southern portion of the site) and R-2, Single-family District to PRD, Planned Residential Development. The rezoning was proposed as a redevelopment and expansion of the facilities for Presbyterian Village.

The southern site which contained the nursing home and the independent living apartments was to be razed and a new three story health care building and parking was proposed for this site. The north site was undeveloped O-3, General Office District and R-2, Single-family District zoned property. This area was proposed with independent living cottages, a multi-story independent living apartment building. The development did not occur. The southern buildings have remained and the northern property remains undeveloped.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to revise the previously approved PD-R, Planned Development Residential, and to rezone the site to PD-O, Planned Development Office, to allow the construction of a chapel along the Brookside Drive face of the building for the residents. Presbyterian Village has operated since 1965 as a living community for older adults (today age 55 and older). This includes apartments, individual residences and a nursing home. The Village is in the midst of planning for a campus addition of an ancillary building to serve as worship and activity building for the community. The applicant is requesting a change of zoning from the Planned Residential Development (PRD) approved in 2001. The campus improvements set forth in the PRD were never completed due to financial hardships that later made the project impossible. At this point in time, Presbyterian Village feels that a change to POD, Planned Office Development, will better meet the current usage of the 8 acre campus, known as the South section in the current PRD approval. The North section of the previous approval will remain zoned PRD. The applicant has no development plans for the North section at this time and will request a review by the City prior to development of the area.

B. EXISTING CONDITIONS:

Presbyterian Village is located at the corner of Rodney Parham Road and Brookside Drive. The campus contains a number of buildings which include independent living cottages, assisted living suits and a nursing home. The building heights range from one (1) to three (3) stories. To the east of the site are office uses located along Rodney Parham Road and multi-family extending down Brookside Drive. West of the site is a commercial shopping center. South of the site on Brookside Drive are single-family homes. Southwest of the site are office and residential uses.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Eagle Crest Neighborhood Association were notified of the public hearing.

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. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to the site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the rear of the property on the west side of the existing development. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal 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. 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 regarding the size and location of the water meter.

6. 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.
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. 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: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is located on Rock Region Metro Route 38, the Rodney Parham bus route.

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.gov
or Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in West Little Rock Planning District. The Land Use Plan shows Residential High (RH) for this property. The Residential High category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from PRD (Planned Residential Development) to Short-form PD-O (Planned Office Development) to allow the construction of a chapel adjacent to the existing nursing home.

Master Street Plan: East of the property is Brookside Drive and it shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. 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. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. A small amount of landscape will need to be provided between the new structure, parking areas, and the public right-of-way. Provide plant material at the rate of one (1) tree and four (4) shrubs for every forty (40) linear feet between the building and parking areas.
3. 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: (April 5, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff questioned if the chapel would be for used by the residents and their guest only.

Public Works comments were addressed. Staff stated any broken curb, gutter or sidewalk within the right of way was required to be repaired and replaced prior to occupancy.

Landscaping comments were addressed. Staff stated a small amount of landscaping was required between the new structure and the parking areas.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the April 5, 2017, Subdivision Committee meeting. The applicant notes any broken curb, gutter or sidewalk will be repaired with the construction of the new chapel.

The request is to rezone the site from PD-R, Planned Development Residential, to PD-O, Planned Development Office, to allow the construction of a chapel along the Brookside Drive face of the building.

The previous approval allowed for multiple buildings and activities which were not constructed. Presbyterian Village is currently planning for short-term and long-term plans but feel the immediate need is for an ancillary building to serve as a worship and activity building for the Presbyterian Village Community. The use of the area will be restricted to the residents of Presbyterian Village and their guest. Entrance to the Chapel is from the interior of the Village.

The new construction is proposed within an area that is currently lawn area. The new building will be placed 5-feet 7-inches from the right of way of Brookside Drive along the northern perimeter and 8-feet 8-inches from the right of way on the southern perimeter. The new construction is proposed between two (2) parking areas.

The applicant has noted there are no immediate plans for the northern portion of their property ownership. They and staff feel a change to PD-O, Planned Development Office, is a better fit for the current usage of the southern 8-acre of the campus. The north section of the previously approved PRD will remain zoned PRD. Once the applicant has a development plan for the North section a review by the City will be requested prior to development.

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:

(APRIL 27, 2017)

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.