

FILE NO.: Z-9443

NAME: Freshly Renewed Short-form PID

LOCATION: 8404 Baseline Road

DEVELOPER:

Terrell Newton
Freshly Renewed Faith-Based Transitional
8404 Baseline Road
Little Rock, AR 72209
501-944-1406

OWNER/AUTHORIZED AGENT:

Karen and John Hartnack/Owner
Terrell Newton/Agent

SURVEYOR/ENGINEER:

Hope Consulting Engineers-Surveyors/Surveyor

AREA: 0.81 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING: I-2 Light Industrial

ALLOWED USES: I-2 Light Industrial

PROPOSED ZONING: PID

PROPOSED USE: Residential addiction treatment and transitional housing with I-2 uses.

VARIANCE/WAIVERS: None

BACKGROUND:

The property at 8404 Baseline Road has been used as commercial and industrial-type uses for a number of years. A proposal to allow a church and light industrial uses at the site was submitted and withdrawn in 2008.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Freshly Renewed is a faith-based nonprofit organization in operation since November 2016, licensed with Peer Specialist, Counselors in Training supervised by a drug and alcohol counselor licensed by the state. Freshly Renewed offers a structured living facility for men and women who battle addiction providing a safe environment to live sober and learn to be productive members of society.

Currently, Freshly Renewed has three locations in Little Rock. Approval of this request consolidate two sites to 8404 Baseline Road. This larger facility would allow for the organization to grow and offer more service to their clients.

8404 Baseline would be a treatment facility for men. Staff having offices there would include a Licensed Therapist (LCSW), licensed counselors, peer specialist, and managers. Living quarters for men suffering from drug, alcohol, and mental illness would also be provided. Facility managers will reside at the location at all times. The facility intends to accept clients from the VA, detox facilities such as Bridgeway, Baptist, and St. Vincent, as well as the Department of Corrections. The proposal seeks up to 40 beds available for clients during treatment. The building would also have showers, toilets, and sinks for residents and a commercial kitchen.

B. EXISTING CONDITIONS:

The property contains a 5600 square foot industrial building. Parking is located in the front of the building and in the rear.

Situated on the edge of a commercial/industrial area located north of Baseline Road, directly across Baseline Road is an apartment complex. Additional office and commercial uses buffer the single-family neighborhood to the south.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the West Baseline and Southwest Little Rock United for Progress neighborhoods.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Baseline Road is classified on the Master Street Plan as a principal arterial with special design standard. Dedication of right-of-way to 45 feet from centerline will be required.
2. The rear parking lot driveway should be constructed with a concrete driveway apron on Distribution Drive.
3. A shared access easement must be obtained from the neighboring property owner if the gravel driveway is on the neighbor's property or if both properties will take access.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. Capacity Fee Analysis required.

Entergy: No comment received.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met. 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. 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 Little Rock Fire Department is required. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project. 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.

Fire Department:

Full Plan Review

Maintain Access:

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

NOTE: This will most likely be classified as an Institutional Occupancy and Institutional Occupancies are required to have Fire Sprinkler and Fire Alarm Installations.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Any existing vehicular use area that does not meet current code requirements may continue as nonconforming until such time a building permit is issued to rehabilitate a structure on the property exceeding fifty (50) percent of the current replacement cost of the structure. At such time fifty (50) percent of the existing vehicular use area shall be brought into compliance with current code and shall continue to full compliance on a graduated scale based upon the percentage of rehabilitation cost.
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. TRANSPORTATION/PLANNING:

Rock Region Metro: Include sidewalk from building to Baseline Road.

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. This 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 I-2 (Light Industrial District) to PID (Planned Industrial Development District) to allow a residential treatment facility in the existing building while maintaining the I-2 uses for the property.

Master Street Plan: To the south of the property is Baseline Road Street and it is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Baseline Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Path shown on Baseline Road. This Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (August 7, 2019)

The applicant was present. Staff presented the item to the committee and requested information about any proposed signage or fences on the property. The Public Works comment regarding the access to Distribution Drive was also discussed. Other review comments were noted. Responses are to be received by August 14, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant has worked with the property owner to secure a preliminary access easement along the rear of the property to Distribution Drive. This would be formalized should this request be approved. Any signage would reface existing signs on the property. The current plans for fencing would be to upgrade the chain-link fence in the rear; however, there is no intention to install any fencing in the front of the property or to have a fence surrounding the property.

The need for treatment facilities is established. Staff supports the proposed use at this location, as it is located on a primary transportation corridor with two bus routes and has some separation from residential neighborhoods.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the property to the PID subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION: (AUGUST 29, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes, 2 absent, and 1 open position.