

FILE NO.: Z-6219-F

NAME: Bella Rosa Drive Revised Long-form PCD

LOCATION: Located at 16101 Cantrell Road

DEVELOPER:

AR Children's Hospital
c/o Kent Taylor
Cromwell Architects and Engineers
101 Spring Street
Little Rock, AR 72201

ENGINEER:

McGetrick Engineers
10 Otter Court, Suite A
Little Rock, AR 72210

AREA: 7.5 Acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0

CURRENT ZONING: PCD

ALLOWED USES: Office/Warehouse – Mini-warehouse development

PROPOSED ZONING: Revised PCD

PROPOSED USE: Same – A revision to the hours of operation for
Children's Hospital Clinic

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

On November 21, 1996, the Planning Commission reviewed and denied a request to rezone the site from R-2, Single-family to POD to allow the site to develop with limited office space, conditioned storage and mini-storage. The proposal included the placement of 102,775 square feet of improvements, containing approximately 18,000 square feet of office and office/warehouse space, including an on-site manager's office and apartment comprising approximately 1,600 square feet. The balance of the project was to be self-storage units.

On March 11, 2004, the Little Rock Planning Commission made a recommendation of approval of a request to redevelop this 7.5-acre site located on the southwest corner of Cantrell Road and Bella Rosa Drive as a Planned Commercial Development. The applicant intended to develop the site with a total of 82,800 square feet of office and mini-warehouse buildings. The site was to contain a single building of office containing a total of 29,000 square feet and an office/managers residence for the mini-warehouse development. A second building would contain 28,000 square feet of conditioned storage accessed from interior halls and three buildings of stand-alone mini-warehouse buildings containing a total of 25,800 square feet of space. The total building coverage proposed was 34.3 percent with 27 percent of the site designated as landscaped/green space area. The approved site plan contained 117 parking spaces with 19 spaces proposed for boat and RV storage. The days and hours of operation proposed were from 7 am to 8 pm seven days per week. The mini-warehouse would have 24-hour access. The approval allows O-3, General Office District uses and an allowance for ten percent of the gross floor area as O-3, General Office District accessory uses within the 29,000 square foot office building. The Little Rock Board of Directors adopted Ordinance No. 19,072 on April 6, 2004, establishing the Bella Rosa Long-form PCD as presented to the Little Rock Planning Commission.

The Little Rock Planning Commission denied a request to revise the previously approved Planned Commercial Development at their January 20, 2005, public hearing. The request was to amend the previously approved PCD to add office/showroom/warehouse as allowable activities for the site (currently allowable in O-3, General Office District with a Conditional Use Permit). The request was not appealed to the Board of Directors.

On January 5, 2006, the Little Rock Planning Commission recommended denial of a request to revise the previously approved PCD to allow additional uses to occupy the site. The proposal included the allowance of up to 60% of the 29,000 square foot office building to be utilized as office, showroom and warehouse space and to allow a health studio or spa use. This recommendation was appealed to the Board of Directors but was withdrawn by the applicant prior to the April 18, 2006, public hearing.

On May 11, 2006, the Little Rock Planning Commission approved a request to extend the hours of operation for the restaurant portion of the site closing at 11:00 pm Monday through Thursday, Midnight on Friday and Saturday and 10:00 pm on Sunday. The hours of operation for the mini-warehouse facility established a closing time of 8:00 pm and any potential office uses in the center would be limited to a 9:00 pm closing time.

The Board of Directors denied this request at their June 6, 2007, public hearing.

Ordinance No. 19,800 adopted by the Little Rock Board of Directors on August 6, 2007, allowed a revision to the approved hours of operation. The approval allowed the ten percent (10%) accessory use to extend the closing hours to 10:00 pm Sunday through Thursday and 11:00 pm on Friday and Saturday.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to extend the hours of operation for Arkansas Children's Hospital (ACH) medical clinic located at 16101 Cantrell Road, Suite 114. The clinic is currently open from 8 am to 4:30 pm Monday through Friday. The applicant has indicated to better meet the needs of families in West Little Rock and to make the best use of the facilities in both West Little Rock and the main campus, ACH is requesting to revise the PCD for their use to allow the clinic to operate with the maximum hours of 7 am to 11 pm up to seven (7) days per week.

ACH proposes to continue the existing services and to offer additional services, including general pediatric care and urgent care clinic, as is done on the main ACH campus. The urgent care services provided would approximate that given at a regular pediatrician's office. The clinic will not provide true emergency or trauma care. A maximum of 25 patients can be served at any given time. There are no plans to expand the clinic beyond its current footprint, nor to modify the existing facility to serve more patients.

B. EXISTING CONDITIONS:

The site has developed with an office development and a mini-warehouse facility. A creek runs along the western and southern perimeters. The property to the east of the site (across Bella Rosa Drive) is vacant. Further to the east is the Seven Acres Business Park zoned POD and developed with a mix of commercial and office uses. To the southeast are single-family homes. To the south of the site (across the creek) is a gated single-family subdivision and further south are single-family homes fronting Bella Rosa Drive. To the west of the proposed site (west of the creek) are also vacant lands fronting Cantrell Road. North of the site are single-family homes on acreage.

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 Tulley Cove, Westchester and Pinnacle Valley Neighborhood Associations were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (June 24, 2015)

The applicant was not present. Staff stated there were no outstanding technical issues associated with the request. Staff stated the applicant was seeking to revise the hours of operation for Arkansas Children's Hospital medical clinic located in the center. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues in need of addressing raised at the June 24, 2015, Subdivision Committee meeting. The request is to amend the PCD to allow a medical clinic operated by Arkansas Children's Hospital (ACH) to extend the hours of operation for this site and their use only. The clinic is currently open from 8 am to 4:30 pm Monday through Friday. According to ACH the extended hours will better meet the needs of families in West Little Rock and also better serve the main campus location. The applicant is requesting flexibility to operate from 7 am to 11 pm up to seven (7) days per week.

ACH proposes to continue the existing services and to offer additional services, including general pediatric care and an urgent care clinic from this West Little Rock location. The urgent care clinic is currently located at the main ACH campus. The urgent care services provided will be similar to services provided at any pediatrician's office. The clinic will not provide emergency or trauma care. A maximum of 25 patients can be served at any given time. There are no plans to expand the clinic beyond its current footprint, nor to modify the existing facility to serve more patients.

Staff is supportive of allowing the facility to operate as proposed. The existing restaurant user is allowed to operate until 11:00 pm on Friday and Saturday evenings and 10:00 pm all other nights. Staff does not feel this use will generate traffic to the degree as the restaurant use and staff feels allowing the clinic to operate until 11:00 pm nightly is appropriate and will have limited impact on any adjacent properties and homes.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to extend the hours of operation for the Arkansas Children's Hospital Clinic located at 16101 Cantrell Road. The hours of the clinic are proposed to be from 7 am to 11 pm seven (7) days per week.

PLANNING COMMISSION ACTION:

(JULY 16, 2015)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had failed to provide notice to the property owners within 200 feet as required by the Commission's By-laws. Staff presented a recommendation of deferral of the item to the August 27, 2015, public hearing. 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.

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 to extend the hours of operation for the Arkansas Children's Hospital Clinic located at 16101 Cantrell Road. Staff stated the hours for the clinic were proposed to be from 7 am to 11 pm seven (7) days per week. 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.