

FILE NO.: Z-5745-C

NAME: Savvy Kids Learning Center Revised Short-form POD

LOCATION: 6813 West 32nd Street

DEVELOPER:

Anthony and Lynette Lemons
3200 South Bryant St.
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Anthony and Lynette Lemons, owners and agents

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC
2105 Lorange Drive
Little Rock, AR 72206

AREA: 0.16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 21.02

CURRENT ZONING:

R-2

ALLOWED USES:

Single Family Residence

PROPOSED ZONING:

POD, Planned Office Development District

PROPOSED USE:

Expansion of Day Care

VARIANCE/WAIVERS:

1. Variance to allow off-site parking.

BACKGROUND:

Savvy Kids childcare facility has been located at 3200 South Bryant since 2010. That property was zoned from R-2 to POD in 1993 to recognize an existing, non-conforming dentist's office use. The approved POD also allowed convertibility to any other by-right use in the O-1 quiet office zoning district. In 2010, the daycare opened. In 2014, the POD

was revised to allow for an expansion of the daycare building and to increase the capacity of the childcare. Savvy Kids currently provides childcare for 60 children ages six weeks to five years of age.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the adjacent residential property at 6813 West 32nd Street to POD to allow for expansion of the childcare business. A sidewalk is proposed to be constructed between the two buildings. The applicant proposes to use the new property to accommodate 25-28 infants and toddlers. No changes are proposed to the site or building other than for those required by DHS and LRFD. Parking and drop-off will continue at the existing daycare and at the church located across the intersection (also owned by the applicants). A play area may be located in the rear yard area.

B. EXISTING CONDITIONS:

The site is occupied by a one-story, 1,300 square foot, brick and frame single family structure. The existing daycare is adjacent to the east. A beauty salon is located south of the existing daycare. A church is located across the intersection. A large LRSD campus is located across Bryant Street to the east. Single family homes are located to the north, west and south.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Broadmoor and University West Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Bryant St. is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at the intersection of S. Bryant Street and West 32nd Street.
3. Due to the proposed use of the property, the Master Street Plan specifies that West 32nd Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. Additional head end parking is proposed within the right-of-way. Parking is not allowed within the right-of-way. Vehicles will required to back out into West 32nd Street and create a safety issue.

5. Existing parking is within the public right-of-way. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements such as the existing parking located in the right-of-way.

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

Little Rock Water Reclamation Authority: Sewer Available to this site. FOG analysis required if food prep on site.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the structures on this property from an overhead power line at the back of the property. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities.

Centerpoint Energy: No comments received.

Central Arkansas Water: No comments received.

AT&T: No comments received.

Fire Department:

Full plan review

County Planning: No comments 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: Property must meet all requirements for a Daycare Occupancy before being occupied. Building Code and Fire Marshall inspections are required.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.

2. 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: No comment received.

Planning Division: This request is located in Boyle Park Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a revised POD (Planned Office Development) and R-2 (Single Family District) to expand childcare from existing facility at 3200 Bryant into this adjacent property.

Master Street Plan: North of the property is W 32nd Street and it is shown as a Local on the Master Street Plan. East of the property is Bryant Street Road and it is shown as a Collector 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". The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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.

H. SUBDIVISION COMMITTEE COMMENT: (February 20, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. Staff asked for the days and hours of operation and fencing, signage and site lighting plans. Staff asked if there would be a dumpster on the site. Staff requested the total number of employees for the new site and the current capacity and age served at the existing site. Public Works comments were presented and discussed. The applicant explained they were adding no new parking at the site; that the parking would remain unchanged at 3200 Bryant and the use of parking at the church property would continue. It was subsequently determined that right-of-way dedication would only apply to the new property at 6813 West 32nd Street.

Other reviewing agencies and department comments were noted. The applicant was advised to submit responses by February 27, 2019.

I. ANALYSIS:

The request is POD zoning for the property at 6813 W. 32nd Street to allow for the expansion of the Savvy Kids Learning Center located adjacent to the east at 3200 S. Bryant.

The applicant submitted responses to the issues raised at subdivision committee. The hours of operation are 7:00 a.m. – 5:30 p.m. Monday through Friday. Two existing playgrounds onsite at the existing location will be used. No new playground is proposed for his site. A sidewalk/breezeway will be constructed between the two buildings. Existing fencing will remain for now. At some point in the future, the chain link fencing will be replaced with wood. Any fencing will comply with the typical residential standard. No additional signage is proposed. There is existing signage at the 3200 S. Bryant property. No additional site lighting is proposed. The site has existing dusk to dawn lighting, carport lighting and front porch light. No dumpster is proposed. Trash bins are picked up on location. This new addition will have three employees working at a time. Savvy Kids currently has an enrollment of 60 children ages six weeks to five years. This addition will accommodate 25-28 infants and toddlers. No new parking is proposed. Existing parking at the 3200 S. Bryant site and the church across the intersection will continue to be used.

Staff is supportive of the proposed childcare expansion. Staff has determined that right-of-way dedication is only required for the new site at 6813 West 32nd Street. To staff's knowledge there are no outstanding issues.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request 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:

(MARCH 14, 2019)

The applicant was present. There were no 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 10 ayes, 0 noes and 1 absent.