

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled JLM, Inc., Child Health Management Revised Short-Form PID (Z-7854-D), located at 5 Remington Cove.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is to amend the previously-approved PID, Planned Industrial District, to allow for a 5,212 square-foot addition on the existing facility located at 5 Remington Cove.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PID request at its March 12, 2015, meeting and there were no registered objectors present. All owners of property located within 200 feet of the site were notified of the public hearing. There is not a neighborhood association located in this immediate vicinity.</p>	
BACKGROUND	<p>Ordinance No. 20,385 adopted by the Little Rock Board of Directors on January 18, 2011, rezoned the property from I-1, to PID, Planned Industrial District, to add a clinic as an allowable use for this property. JLM, Inc., provided Child Health Management Services for qualifying children and families.</p>	

**BACKGROUND
CONTINUED**

Services included multi-disciplinary diagnosis, evaluation and treatment for the purpose of habilitation, early intervention and prevention of long-term disability. Specific services included audiology, neuropsychology, behavior therapy, nutrition, occupational therapy, speech therapy, physical therapy, nursing and early childhood/day treatment.

The hours of operation approved were from 7:00 AM to 6:00 PM, Monday through Friday. Transportation was provided at no charge to the families of the children. Initial staffing for the facility was from ten (10) – twelve (12) employees with a projected growth to approximately thirty-five (35) employees by the end of Year 1. Projected staff for a full client/patient development was up to fifty (50) employees. Client/patient projections were from fifteen (15) – twenty (20) in the first two (2) – three (3) months of operation, growing to fifty (50) by the end of Year 1 and 100 by the end of Year 2.

The approved site plan indicated a common access drive with an adjacent property and parking was proposed on both sides of the access easement to serve the lot and the lot to the west. The building was proposed containing 10,000 square-foot in Phase I with 54 parking spaces. The site plan indicated an expansion area of 3,500 square-foot in Phase 2. The first phase was constructed with 10,900 square-foot of floor area. No additional parking was proposed. The site plan indicated the placement of playground areas enclosed with an eight (8)-foot privacy fence in two (2) locations. Within the playground areas shade structures were proposed.

The applicant is now proposing to amend the previously approved PID to allow a 5,212 square-foot addition on the existing facility located at 5 Remington Cove. The current PID allows for a 2,600 square-foot addition which this proposed addition exceeds. In addition to the building addition, four (4) regular parking spaces and four (4) van spaces will be eliminated. All other parking areas and access will remain in place. The playground area will be relocated to the west of the new addition to the building. The playground area contains 2,728 square-foot. The building addition is a one (1)-story addition and will be constructed of the same materials as the existing building.

**BACKGROUND
CONTINUED**

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.