

FILE NO.: Z-5126-A

NAME: Franklin Community Health Complex Short-form POD

LOCATION: 1701 South Harrison Street

DEVELOPER:

Community Health Centers of Arkansas, Inc.
119 South IZard Street
Little Rock, AR 72201
501-571-0842

OWNER/AUTHORIZED AGENT:

Community Health Centers of Arkansas, Inc./Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc./Surveyor

AREA: 10.00 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 9 CENSUS TRACT: 18

CURRENT ZONING: R-3 with Conditional Use Permit for a school

ALLOWED USES: Single-family residential and school

PROPOSED ZONING: POD, Planned Office Development

PROPOSED USE: Community health center

VARIANCE/WAIVERS: None

BACKGROUND:

A Conditional Use Permit was approved by the Planning Commission in 1989 for a three-phase expansion of the existing elementary school opened in 1949.

After the 2016-17 school year, the school was closed and subsequently acquired by the current owners.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Community Health Centers of Arkansas (CHCA) plans to renovate the building into the Franklin Community Health Complex, a public-private partnership approach to deliver efficient, comprehensive and quality healthcare services and provide public health programming, information on healthcare-oriented careers, a business incubator, and community outreach services. CHCA will collaborate with several healthcare-oriented organizations to deliver primary care and public health programming to yield a positive impact for the neighborhood and city.

In order to start providing healthcare services to the community, CHCA intends to locate a modular building specifically suited for providing healthcare on a temporary basis while the renovations to the former school are completed. The modular building is designed and constructed to meet federal and state regulations and standards for a health center.

B. EXISTING CONDITIONS:

The 10-acres property contains the former school building and associated parking. Vehicular access is from both South Harrison and West 18th Streets.

Surrounding properties are generally developed with single-family residences.

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 Oak Forest, Hope, and University District neighborhoods.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Harrison Street for the frontage of this property must meet commercial street standards with a right-of-way located 30 ft. from centerline. Due to the private improvements, dedicate right-of-way to the existing fence from centerline.
2. Due to the proposed use of the property, the Master Street Plan specifies that W. 18th Street for the frontage of this property must meet commercial street standards with a right-of-way located 30 ft. from centerline. Due to the private improvements, dedicate right-of-way to the face of the wall and fence and back of the sidewalk from centerline.
3. Due to the proposed use of the property, the Master Street Plan specifies that Jackson Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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

Little Rock Water Reclamation Authority:

Existing sewer main and manholes are private and should be brought to current standards and dedicated to LRWRA in accordance with our Developer-funded process.

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. 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. Contact Central Arkansas Water if additional fire protection or metered water service 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. 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.

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

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 or Capt. John Hogue 501-918-3754). 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

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment.

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows Public Institutional (PI) for this property. This category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from R-3, CUP (Single Family District, Conditional Use Permit) to POD (Planned Office Development District) to allow the conversion of this former school to a community health care use and temporary modular building location.

Master Street Plan: To the west of the property is Harrison, to the north is 16th Street and to the south is 18th Street; all are shown as Local Streets on the Master Street Plan. The primary function of Local Streets 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”. A Collector design standard is used for Commercial Streets. These streets 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 III Bike Route shown along Harrison. This bike route requires no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

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

The applicant was present. Staff presented the item to the committee. Planning staff requested more details on the location of the modular building, a preliminary plan for the utilization of the building, and any proposed signage. Public Works explained the requirements for right-of-way dedications. Responses to the comments were to be received by August 14, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The adaptive reuse of former school buildings presents several challenges. Among them are compatibility with the neighborhood and the potential for disruptive impacts. This proposal is consistent with the previous use as an institution primarily serving the surrounding community and nearby neighborhoods. Additionally, there are no permanent changes proposed to the site, the modular building being of a temporary nature.

The hours of operation would be Monday through Friday from 8 am to 6 pm.

It is proposed to reuse the existing signage on the property.

Staff supports the request as it will provide community-oriented healthcare and related services to the neighborhood.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested rezoning to POD 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.