

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 5, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled JLM Health Management Revised Short-Form PID, located at 5 Remington Cove. (Z-7854-E)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is proposing to revise the previously-approved PID, Planned Industrial District, to allow the area of the approval to be expanded onto the adjacent lot to the west.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PID request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200-feet of the site were notified of the public hearing. There is not an active City of Little Rock recognized neighborhood association located in this immediate area.
<b>BACKGROUND</b>	Ordinance No. 20,385, adopted by the Little Rock Board of Directors on January 18, 2011, rezoned the property from I-1, Industrial Park District, 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.

**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-feet in Phase I with fifty-four (54) parking spaces. The site plan indicated an expansion area of 3,500 square-feet in Phase 2. The first phase was constructed with 10,900 square-feet 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.

Ordinance No. 21,024, adopted by the Little Rock Board of Directors on April 21, 2015, allowed a revision to the PID zoning. The approval allowed a 5,212 square-foot addition to the existing facility. The previously approved PID allowed a 2,600 square-foot addition which the proposed addition exceeded. In addition to the building addition, four (4) regular parking spaces and four (4) van spaces were eliminated. All other parking areas and access were to remain in place. The playground area was relocated to the west of the new addition to the building. The playground area contained 2,728 square-feet. The building addition was a one (1)-story addition and was to be constructed of the same materials as the existing building.

**BACKGROUND  
CONTINUED**

The applicant is now proposing to revise the previously-approved PID to allow the area of the approval to be expanded onto the adjacent lot to the west. The applicant is proposing the rezoning to allow the construction of additional parking. The site plan indicates the construction of fifteen (15) additional parking spaces with an additional fifteen (15) parking spaces for future construction. The new parking lot will take access from the existing parking lot now serving the building. The lot will be constructed of asphalt paving, concrete curb and gutter and have additional landscaping as required. Any additional detention will be provided on the site.

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