

FILE NO.: Z-7854-D

NAME: JLM, Inc. Child Health Management Revised Short-form PID

LOCATION: 5 Remington Cove

DEVELOPER:

David Prewett
BWWP Ventures, LLC
220 North Knoxville
Russellville, AR 72801

ENGINEER:

Crafton Tull and Sparks
10825 Financial Center Parkway, Suite 300
Little Rock, AR 72211

AREA: 2.768 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PID

ALLOWED USES: I-1 and clinic

PROPOSED ZONING: Revised PID

PROPOSED USE: Revise the site plan to increase the allowed building square footage

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,385 adopted by the Little Rock Board of Directors on January 18, 2011, rezoned the property from I-1, to PID to add a clinic as an allowable use for this property. JLM, Inc. provided Child Health Management Services for qualifying children and families. 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 10-12 employees with a projected growth to approximately 35 employees by the end of Year 1. Projected staff for a full client/patient development was up to 50 employees. Client/patient projections were from 15-20 in the first 2-3 months of operation, growing to 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 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 feet. The building addition is a one-story addition and will be constructed of the same materials as the existing building.

B. EXISTING CONDITIONS:

The building and parking have been constructed as previously approved. An office building is located to the east. The remaining lots in the subdivision are vacant. Little Rock Wastewater is located to the south of the site. To the west is a developing Subdivision, Colonel Glenn Centre which includes automobile dealerships, a tractor supply store, hotels, offices, the Arkansas Baptist State Convention office and Remington College. On the east side of Talley Road, north of the site, is R-2, Single-family zoned property with residential homes. Southwest of the site are single-family homes located on large tracts accessed from Talley Road.

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 were notified of the public hearing. There is not a neighborhood association located in this immediate vicinity.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. Stormwater detention ordinance applies to this property. Additional detention volume is required to be provided at the time of development.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to this proposal as the existing electrical lines run along the road and serve a pad mount transformer on the northeast corner of the building.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. 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 the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. 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.

6. Contact Central Arkansas Water if additional fire protection or metered water service is required.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is not currently served by CATA at this location but it is close to current Route #9 West Central Barrow Road. This location is not in CATA'S long range planning. The proposal has no impact to service. The planned development is currently served by sidewalks maintaining the pedestrian access to the industrial areas is important for transit and bus/bicycle commuters.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at

501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org

Planning Division: This request is located in the 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The applicant has applied for a rezoning from PID (Planned Industrial District) to PID (Planned Industrial District) to allow for the expansion of a pediatric clinic on this site.

Master Street Plan: Remington Cove is a Local Street 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". A Collector design standard is used for Commercial Streets. This street 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
3. 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. SUBDIVISION COMMITTEE COMMENT: (February 18, 2015)

Mr. Frank Riggins was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the proposed building expansion exceeded the previously approved Phase II portion of the development and was beyond the percentage staff could administratively approve and sign-off on.

Public Works comments were addressed. Staff stated the stormwater detention ordinance would apply to the development of the property. Staff stated additional detention based on the additional volume of run-off would be required at the time of development.

Landscaping comments were addressed. Staff stated any existing landscaping or irrigation disturbed with the new construction was to be repaired or replaced before completion of the project.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. The request is to amend the previously approved PID to allow a 5,212 square foot addition to the existing facility. The current approval allows for a total building square footage of 13,500 square feet in two phase. With Phase I the building was constructed containing 10,900 square feet of floor area.

Section 36-454 of the City of Little Rock Code of Ordinances outlines the procedures for modifying an approved site plan for a Planned Zoning Development. The ordinance states the final development plan shall be deemed to be in substantial compliance with the preliminary plan provided the plan does not increase the proposed floor area for non-residential uses more than five (5) percent along a three (3) additional criteria which do not apply to this particular development. The applicant is proposing an addition which exceeds the five (5) percent allowed by the ordinance (a 20% addition).

With the new construction four (4) regular parking spaces and four (4) van spaces will be eliminated. All other parking areas and access will remain in place. With the removal of the eight (8) parking spaces the site will continue to have fifty (50) parking spaces. Based on the typical parking required for an office development, one (1) space per four hundred (400) gross square feet of floor area a total of fifty (50) spaces would typically be required.

The building addition is a one-story addition and will be constructed of the same materials as the existing building. Staff is supportive of the request. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(MARCH 12, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 11 ayes, 0 noes and 0 absent.