

FILE NO.: Z-9684

NAME: Arkansas Baptist College – Community Health Clinic – PD-O

LOCATION: 1724 Bishop Street

DEVELOPER:

Arkansas Baptist College
1600 Dr. Martin Luther King Drive
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Arkansas Baptist College
1724 S. Bishop Street
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.10 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 45

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.10 acre from R-4 to PD-O to allow for a Community Health Clinic for Arkansas Baptist College and the community. Services will include, but not limited to, COVID testing, vaccinations, physicals for student athletes, minor illness evaluations/treatment and physician recommendations. The property is located at 1724 S. Bishop Street.

B. EXISTING CONDITIONS:

The site contains an existing one-story, 1,237 square foot single-family residence. The proposed clinic is located on the northwest corner of S. Bishop Street and W. 18th Street. There are a number of Conditional Use Permits and Planned Developments surrounding the area used as ABC facilities. R-4 zoning is located to the north and south of the site. R-3 (CUP) zoning and uses are located to the west and east. Additional R-3 zoning is located to the southeast.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

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 comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single-family homes but may include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from Two-Family District (R-4) to Planned Development – Office (PD-O) to allow for a community health clinic.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the north and south. To the east and west, the Plan shows Public/Institutional (PI). The Public/Institutional (PI) 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 area is currently zoned Two-Family (R-4) and sits adjacent to properties owned by Arkansas Baptist College (ABC). Two-family (R-4) areas are deserving of protection in the form of reasonable standards which will maintain and encourage duplex development at appropriate locations. The purpose of the R-4 district is two-fold: To provide areas for the development of two-family residential structures in spacious surroundings, and to facilitate the conversion of one-family residences to two-family use in established developed areas. To the east and west of the applicant area is Single-Family (R-3). R-3 provides an appropriate district for existing developed areas occupied by smaller scale single-family housing while at the same time maintaining reasonable standards of light, air and similar amenities for living. There are a number of Conditional Use Permits and Planned Developments surrounding the applicant area used as ABC facilities.

The applicant land is currently zoned Two-Family District (R-4) and has been most recently utilized as an office for the volunteer program, AR Kids Read.

Master Street Plan: To the east of the site is Bishop Street and to the south is 18th Street, both are Local Street on the Master 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”. 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 existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan: Built circa 1915, the primary structure for the requested area is a historic, Contributing structure within the Hillcrest Neighborhood Historic District. The property was relocated from 1616 W 18th Street to 1724 Bishop to save the structure from demolition due to the construction of the current parking lot. As a Contributing structure, it is listed on the National Register of Historic Places.

H. ANALYSIS:

The applicant is proposing to rezone 0.10 acre from R-4 to PD-O to allow for a Community Health Clinic for the Arkansas Baptist College and local community. The applicant is proposing clinical services that will include, but are not limited to, COVID testing, vaccinations, physicals for student athletes, minor illness evaluations/treatment and physician recommendations.

The applicant notes operating hours will be from 8:00am to 4:00pm, Monday through Friday. The applicant notes the number of employees for the clinic will be between five (5) to six (6) persons.

The applicant notes a primary parking lot is located to the west directly behind the clinic and will provide ample parking spaces. Additional parking is located to the north with additional parking located between W. 17th Street and W. 18th Street. The applicant notes Arkansas Baptist College will add a handicap ramp with signage extending from the parking lot immediately west to the clinic for persons who may require its use. Staff feels the parking provided is sufficient to serve this use.

The applicant is proposing no additional signage at this time. Any future signage must comply with Section 36-553 of the City’s Zoning Ordinance (Signs allowed in office and institutional zones).

The applicant notes City trash collection will be provided weekly. No dumpster is proposed at this time. Any new dumpster(s) must comply with Section 36-523 of the City’s Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-O zoning. Staff feels that this is a good location for a clinic to serve the college and community at large. Staff believes that

the proposed health clinic will be a quality addition to the overall Arkansas Baptist College campus and should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-O zoning, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 12, 2022)

The applicant was present. There were no persons present registered in support or opposition. 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 nays, 0 absent and 1 open position.