

FILE NO.: Z-7854-F

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NAME: Grow Learning Center Revised Short-form PID

LOCATION: 5 Remington Cove

DEVELOPER:

Princess Investments, LLC  
10 Ridgeview Drive  
Little Rock, AR 72227

OWNER/AUTHORIZED AGENT:

Princess Investments, LLC/owner  
Crafton Tull/authorized agent

SURVEYOR/ENGINEER:

Crafton Tull Engineering  
10825 Financial Center Pkwy., Suite 300  
Little Rock, AR 72211

Williams & Dean Architecture  
18 Corporate Hill Dr., Suite 210  
Little Rock, AR 72205

AREA: 2.78 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12

CENSUS TRACT: 24.05

CURRENT ZONING: PID

ALLOWED USES: I-1 uses and pediatric therapy and education facility

PROPOSED ZONING: Revised PID

PROPOSED USE: Same uses, expansion of building and parking

VARIANCE/WAIVERS:

Reduced street buffer of 10' on Remington Cove perimeter.

BACKGROUND:

Ordinance No. 20,385 adopted by the Board of Directors on January 18, 2011 rezoned the property from I-1 to PID to add the pediatric therapy and education facility as an allowable use. The approved site plan showed a 10,000 square foot Phase 1 building with a 3,500 square foot Phase 2 addition. Client numbers were projected to grow to 100 by the end of year 2. Hours of operation were approved for 7:00 am to 6:00 pm, Monday-Friday. 52 parking spaces were indicated. The approved plan showed a common access drive with the lot adjacent to the west. The first phase was constructed with 10,900 square feet of building area. Ordinance No. 21,024 adopted by the Board on April 21, 2015 revised the PID to allow a 5,212 square foot addition to the facility. There were no changes to the parking and drives. Ordinance No. 21,105 adopted by the Board on October 5, 2015 revised the PID to allow for additional parking to be extended onto the lot adjacent to the west.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a revision to the PID; expanding onto the western lot to allow a new 10,000 square foot classroom and administration building and for expansion of the parking lot and drives. The single story building will be designed to match the existing building. The new building will contain 4 day care classrooms totaling 4,250 square feet and pediatric therapy and business administration areas totaling 5,750 square feet. A new access drive to Talley Road is proposed. The existing playground will be expanded between the two buildings. A covered walkway canopy will connect the new building to the existing building

B. EXISTING CONDITIONS:

The site is developed with the previously approved building and parking. The property is located in an area of mixed office and commercial uses. Office uses are located to the west and east. Little Rock Water reclamation Authority facilities are located to the south. Uses in the area to north and west include offices, retail, automobile sales lots and a hotel.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the SWLRUP Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.

2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
3. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner's association.
4. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
6. A 3 way stop with signage and striping (stop bar) should be installed at the interior middle intersection near the building.
7. Staff must be provided to direct vehicular traffic in a safe, expedite, and consistent manner.
8. 120 additional children are proposed to attend the facility. How many children currently attend the facility? If the enrollment is 250 children or more provide a proposed traffic control and stacking plan for vehicle drop off & pickup with vehicle queue lengths and times.

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

Little Rock Water Reclamation Authority: Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. A three-phase overhead power line already exists along the west side of Talley Rd to the west of this development, and another one on the north side of the property along Remington Cove. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint 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.

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.

The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement 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.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be 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.

**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). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

## F. **BUILDING CODES/LANDSCAPE:**

### **Building Code:**

Project is subject to full commercial plan review and 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.gov](mailto:crichey@littlerock.gov) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

### **Landscape:**

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. The average depth of the lot is approximately 300 linear feet. **A minimum twenty (20) foot street buffer is required between the property line and the Remington Cove right-of-way.**
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
7. Any trash receptacles or pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Screen shall exceed the height of the dumpster or trash containment areas by at least two (2) feet not to exceed eight (8) feet total height.
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. 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:

This request is located 65 Street West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. The Light Industrial 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 Revised PID (Planned Industrial District) to allow the expansion of an existing daycare facility.

Master Street Plan: North of the property is Remington Cove and it is shown as a Local on the Master Street Plan. West of the property is Talley Road and it is shown as a Local 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. These streets 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.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. The applicant was asked to provide a brief description of services provided at the facility and to provide the total enrollment and number of employees; before and after the revision. Staff requested a signage, site lighting and fencing plan. The applicant was advised to provide the area of building coverage, pavement coverage and green space as percentages of the site. Days and hours of operations were requested. Staff expressed their concern with the proposed dumpster location at the front corner of the site. The applicant was asked to consider relocating it.

Public Works comments were discussed. Staff noted a confusing traffic situation at the site's interior middle intersection and suggested a three-way stop and striping (stop bar) should be installed. Staff stated facility staff should be provided to direct vehicular traffic in a safe manner.

Landscape comments were noted. Staff noted the Remington Cove street buffer fell below the code required depth.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by April 10, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to the issues from subdivision committee. Grow Learning is an Early Intervention Day Treatment program for children ages 6 months to 6 years old with developmental delays. Programs include physical, occupational and speech therapy. Diagnoses of children accepted for treatment may include but are not limited to Developmental Delay, Autism, Failure to Thrive, Speech/Language Delays, Fine/Gross Motor Delays, Seizure Disorders, Prenatal Drug/Alcohol Exposures, Cerebral Palsy and other Cognitive Disorders. Current



enrollment is 197 children with 89 FTA's. After the addition, the maximum enrollment capacity will be 277 with approximately 105 FTA's.

There is currently a monument style ground sign at the entrance from Remington Cove and signage on the existing drop-off canopy. New signage will be limited to the new addition drop-off canopy. All site lighting will be low-level and directional, shielded downward and into the site. Existing playground areas are fenced with chain link. The small parking lot at the north end of the existing building is fenced with chain link. There is also chain link fencing along the south property line. New fencing will be limited to the playground expansion between the two buildings as well as from the new building to the south property line.

Building coverage is 29%, paved area is 22% and green space is 49%.

Days and hours of operation are Monday – Friday, 7 am – 5:30 pm. The facility is closed on major holidays and during the week of Christmas.

The dumpster is proposed to be located at the northwest corner of the site. The dumpster will be screened with 8'4" high 8" cmu block wall with brick veneer and masonry cap, steel gates with horizontal metal wall panel sheathing. All materials will match the existing building. Landscaping will be placed around the dumpster enclosure. With those design stipulations, staff will support the proposed placement of the dumpster.

The applicant has address the internal traffic circulation issue by proposing stop bars and stop signs at the interior middle intersection in front of the building.

To staff's knowledge there are no outstanding issues. A variance is requested to allow a reduction in the Remington Cove street perimeter buffer from 20' to 10'. The proposed buffer exceeds the landscape ordinance minimum requirement of 9'. Staff supports the variance.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of the street buffer variance.

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PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no objectors present. Staff informed the commission that Traffic Engineering had approved the on-site traffic and stacking plan based on the proposed enrollment. Staff recommended approval of the item 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 noes and 1 absent.