

FILE NO.: Z-9074-A

NAME: Life Skills for Youth – PD-O

LOCATION: North side of W Baseline Road, approximately 200 feet west of Stagecoach Road

DEVELOPER:

Jonathan K. Goode (Owner)
121 Capistrano Avenue
Pismo Beach, CA 93449

OWNER/AUTHORIZED AGENT:

Melanie Gibson (Agent)
Colliers International
One Allied Drive, Suite 1500
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Shettles Surveying & Consulting, PLLC
PO Box 25761
Little Rock, AR 72221

AREA: 6.82 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 17 CENSUS TRACT: 42.21

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 6.82 acre tract from PCD to PD-O to construct a new school academy for students grades K-12. The 6.82 acres is part of a larger overall 13.90 acre tract. The academy will operate after-hours, weekends and during the summer.

B. EXISTING CONDITIONS:

The site is undeveloped and wooded. A residential subdivision is contained to the northern portion of the site, however there will be no development in this area. Commercial zoning and uses are contained east and south of the site. The majority of the property to the west is zoned multi-family which contains Eagle Hill Golf Development. There are two residentially zoned lots in the immediate area.

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:

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.
5. Baseline Road is classified as a principal arterial per City's master street plan. Therefore, a dedication of an additional total right of way of 55 feet will be required from the centerline of the street or centerline of the right of way depending on the location of each.

6. Boundary street widening improvements on Baseline Road are required per principal arterial standards per City's master street plan. Boundary street improvements shall include, but not be limited to reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA standards and guidelines.
7. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff.
8. Per City Rev. Code 29-99, stormwater detention for developments is required.
9. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
10. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
11. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
12. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
13. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
14. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2012 Arkansas Fire Prevention Code Section 1104.1.

15. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
16. Accessible parking stalls and aisles shall comply with standards as outlined in ICC A117.1-2017.
17. Per City Code 31-210 (e) (1) for arterial streets, a lot will require six hundred twenty-five (625) feet of frontage for two (2) drives. If two driveways are still desired for this site by the developer, a variance request will have to be filed with application for the planning commission's consideration per City Code 31-210 (j).
18. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly or request a variance from these requirements on the application filed with Department of Planning and Development staff for the planning commission's consideration.

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

Little Rock Water Reclamation Authority:

1. Submit wastewater plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments 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 Little Rock Fire Department is required.
4. 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.

Fire Department:

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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 placed 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 replaced 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 Fire Marshal Derek N. Ingram 501-918-3756 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: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development

which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view. **A zoning review of the vicinity does not indicate this requirement. However, it is recommended that undisturbed tree areas be maximized to the greatest extent possible.**

3. 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 be less than nine (9) feet. **This is required along Stagecoach Road.**
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. **This is required along all drives throughout the site.**
5. Building landscape areas 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.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and 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 seven and one half ($7 \frac{1}{2}$) 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. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.

10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. **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 Crystal Valley Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to rezone from PCD to PD-O to allow for an after-hours school.

To the north and northeast is more Suburban Office (SO) land, currently undeveloped. Beyond this to the north is an area of Park/Open Space (PK/OS) along the Haw Branch floodway. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

West is an area of Public/Institutional (PI) with a faith-based institution. 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. Beyond the PI area is Residential Medium Density (RM) with apartments. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. On the east boundary of the site is Commercial (C) with a convenience store with fuel pumps and a bank. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. South of West Baseline Road is more Commercial with strip commercial and a convenience store with fuel pumps. West of the Commercial area is partially developed Residential Low Density (RL). The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but

may also include patio, garden or cluster homes, provided that the density remain less than 6 units per acre.

Master Street Plan:

West Baseline Road is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. This roadway may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone a 6.82 acre tract from PCD to PD-O to construct a new school academy for students grades K-12. The 6.82 acres is part of a larger overall 13.90 acre tract. The academy will operate after-hours, weekends and during the summer.

The site is undeveloped and wooded. A residential subdivision is contained to the northern portion of the site, however there will be no development in this area. Commercial zoning and uses are contained east and south of the site. The majority of the property to the west is zoned multi-family which contains Eagle Hill Golf Development. There are two residentially zoned lots in the immediate area.

Life Skills for Youth (“LSY”) is an after-school academy, summer academy, Saturday academy and out-of-school time academy that will cater to at risk children, K-12, with plans to serve approximately 300-400 students at this location. The applicant anticipates between 30-40 staffers.

The applicant provided the following information regarding facility uses and operation:

- a) 20 classrooms (K-12) – 20 students per classroom
- b) 1 Art room
- c) 2 Maker classes (K-6 and 7-12)
- d) 2 Music rooms (K-6 and 7-12)

- e) 1 seminar room/large conference room (20 people)
- f) 1 Dance Studio
- g) 1 Gymnasium with stage
- h) 1 Dining Center with two (2) birthday rooms (K-6 and 7-12), a stage, full kitchen and serving area
- i) 1 Media Center with maker space and interior stairs
- j) 1 Coffee Shop
- k) 1 Video production studio
- l) 1 Game room
- m) 1 Teen center
- n) 1 Admin area
- o) 2 Peace rooms
- p) 2 Learning steps
- q) 1 Health room
- r) Two security officers and one security desk (at all entrances covered)
- s) 3 Stairs (plus 2 learning steps)
- t) 1 Elevator
- u) Receiving and storage area
- v) Service yard
- w) Restrooms, janitor closets, electrical rooms, mechanical rooms, data/communication rooms, etc.
- x) Large hallway area in the classroom wing for indoor play area (ground floor K-6)

The 6.82 acre site will be located west of Baseline Road and contain a 2-story, 115,269 square foot school facility that will provide a long-term solution to continue providing Central Arkansas youth necessary enrichment programs that will aid them until adulthood.

The construction will consist of a steel-frame structure with brick veneer, single-ply roofing, with asphalt paving and concrete sidewalks. The development will also contain required landscaping and storm drainage, utility connections, fire hydrants and other required appurtenances for the project. The applicant notes there are no easements on the property and right-of-way along Baseline Road.

The applicant provided a statement attesting to the fact that the Pulaski County Clerk's office indicated there is no bill of assurance for the 6.82 acer site on West Baseline Road.

Access to the site will be provided by a 37.7 foot driveway along Baseline Road. This driveway will provide an entryway to the campus which will allow stacking for pick-up/drop off of students. A second, 28.4 feet driveway along Baseline Road,

is located to the east and will allow exit for vehicles leaving the site. The developer will install typical flush curb ramps and crosswalks at all pedestrian crossing points.

The site plan indicates a front setback of 273.5 feet, an 87.10 foot rear setback, a 62 foot side (east) setback and a 73.9 foot west side setback.

A service yard, playground and dining center loading area is located on the northeastern portion of the site. There is a 2,000 x 1,000 square foot ballfield in the northwestern portion of the site.

A service line and fire lane encompasses the entire campus to provide access for service and emergency vehicles.

The site plan indicates fifty-eight (58) parking spaces between the front of the school and Baseline Road, twelve (12) spaces on the south side of the school, sixteen (16) spaces on the west side and twenty-one (21) spaces on the north side of the ball field for a total of one-hundred-seven (107) parking spaces. Staff feels the parking is sufficient to serve the use.

The applicant is proposing two (2) monument style signs along Baseline road, just inside both driveways. All signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office and institutional zones).

Two (2) dumpsters are shown to be located along the east property line just south of the service yard. All 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 school facility to serve the community at large. The applicant is requesting no variances with this application. Staff believes that the proposed school will be a quality addition to the overall area 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 D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 11, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff

recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 6 ayes, 0 nays, 4 absent and 1 open position.