

FILE NO.: Z-6660-B

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NAME: Woodland Heights LLC Long-form PD-R

LOCATION: Located at 8700 Riley Drive

DEVELOPER:

Compass Pointe Health Care System, LLC  
1423 Clarkview Road, Suite 500  
Baltimore, MA 21209

SURVEYOR:

American Surveying and Mapping  
3191 Maquire Boulevard, Suite 200  
Orlando, FL 32803

ARCHITECT:

Whittenberg, Deloney and Davidson Architects  
400 West Capitol, Suite 1800  
Little Rock, AR 72203

AREA: 5.07 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: R-6

ALLOWED USES: Residential at a density of 36-units per acre

PROPOSED ZONING: PD-R

PROPOSED USE: Add assisted living as an allowable use

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Ordinance No. 14,259 adopted by the Little Rock Board of Directors on June 15, 1982, rezone the property from O-3, General Office District to R-6. The applicant is proposing rezoning of the site to PD-R to allow assisted living as an allowable use within the existing building. The project will renovate the existing facility to

meet the standards established for an Assisted Living Level 2 operation. Once renovations are completed both assisted living and independent living will occur within the existing residential building.

The existing building has approximately 170 units of independent living residences. The building is a six (6) story building. The proposal is to renovate four (4) of the floors to be used as assisted living. The remaining floors will continue to be used as independent living.

B. EXISTING CONDITIONS:

The site contains a six (6) story residential building with associated parking. Riley Drive is private within the development. South of the multi-story building is a nursing homes, also accessed from Riley Drive. West of the site a medical office/clinic is currently under construction for CARTI. South of the site is a church and undeveloped wooded property with frontage on Kanis Road.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a several informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Briarwood Neighborhood Association, the Bownwood Terrace POA, the John Barrow Neighborhood Association and the Pennbrook Clover Hill POA were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to this proposal as service is already being provided to the site. Contact Entergy in advance for any request to change the existing service.

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. 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.
3. 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.
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.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
6. 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.

Fire Department:

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.

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 places with the approval of the fire code official.

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.

Multi-Family Residential Developments: As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

One- or Two-Family Residential Developments: As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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.

County Planning: No comment.

CATA: The area is currently served by CATA at this location via route 9 West Central Barrow Road and by Links para-transit. This location is not currently in CATA's long range planning. The proposal has no impact to service. Improving bicycle and pedestrian way in this area would create a safe environment for both residents and workers to have access to the facility.

Parks and Recreation: No comment received.

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](mailto:crichey@littlerock.org) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Boyle Park Planning District. The Land Use Plan shows Office (O) and Residential High Density (RH) for this property. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from O-3 (General Office District) and R-6 (High Rise Apartment District) to PDR (Planned District Residential) to add 'assisted living' as a permitted use.

Master Street Plan: Riley Drive 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. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. Recycling containers must be screened per Section 36-523(d) of the City of Little Rock Code of Ordinances.

G. SUBDIVISION COMMITTEE COMMENT: (January 7, 2015)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the applicant did not propose any exterior modifications to the site. Staff stated the applicant was proposing to convert four (4) floors into assisted living and the remaining floors would remain as independent living. Staff stated the applicant had indicated 75 beds would be provided for assisted living.

The applicant stated the development would have 24-hour nursing care. He stated the residents would have a common dining area and laundry facilities. He stated there would be cosmetic upgrades completed to the interior and exterior of the building.

There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant provided a revised cover letter to staff addressing questions raised at the January 7, 2015, Subdivision Committee meeting. The proposal is to renovate the existing building to allow both assisted and independent living residences. The existing building has approximately 170 units of independent living residences. The building is a six (6) story building and the proposal is to renovate four (4) of the floors to be used as assisted living residences; 75 beds. The remaining floors will continue to be used as independent living residences.

The renovations will be completed on the most recent constructed part of the building which was built in 2005. The assisted living units will offer one and two bedroom units, common dining, outdoor courtyard and activity area. The applicant has indicated 24-hour supervision, nursing care and transportation will be provided for the residences. Common laundry facilities will be provided for the residences. Each of the units will provide a small refrigerator and microwave oven. The units will comply with the minimum requirements of the State of Arkansas for a Level 2 assisted living facility.

Staff is supportive of the request. The applicant has stated with the conversion of a portion of the building to assisted living this will allow the residents to age in place. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to PD-R to allow assisted and independent living within the building is appropriate.

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.

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PLANNING COMMISSION ACTION:

(JANUARY 29, 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 10 ayes, 0 noes, 0 absent and 1 open position.