

FILE NO.: Z-8716-B

NAME: John Cooley Revised Short-form PD-O

LOCATION: 24201 Burlingame Road

DEVELOPER:

Jeremy Powell
3209 Reynard Road
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

NPlus7 Data Solutions/Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc./Surveyor

AREA: 1.10 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 21

CENSUS TRACT: 42.02

CURRENT ZONING: PD-O

ALLOWED USES: Recording Studio and Single-Family Residential

PROPOSED ZONING: PD-O, Planned Office Development

PROPOSED USE: Child Care Center and Single-Family Residential as an alternative use of the property

VARIANCE/WAIVERS: None

BACKGROUND:

The Board of Directors adopted an ordinance on December 20, 2011, changing the zoning on this property from AF, Agriculture and Forestry, to PD-O, Planned Office District, to permit a change in use from a single-family residence to a recording studio, while also reserving the potential for resumption of single-family residential in the future. The application was initially filed for a PCD, Planned Commercial Development with C-1,

Neighborhood Commercial uses as the allowed uses. The structure on the site was constructed as a daycare; however, it had been used for several years as a single-family residence. Staff was concerned about allowing all the permitted uses in the C-1 zone that were incompatible with the area and recommended denial of the request. The applicant amended the application prior to the planning commission hearing to limit the use of the property for a recording studio and as a single-family residence as an alternative use.

An application was submitted in 2017 to add church uses to the list of permitted uses. This application was withdrawn before being considered by the planning commission.

The property is now vacant and the operator of a child care center would like to use it for that purpose.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property at 24201 is currently vacant. A potential tenant seeks to operate a child care center in the building. This building, although used in the past as a single-family residence was constructed for commercial use and was used previously as a child care. The current PD-O zoning allows the use of the property as a recording studio or single-family residence; therefore, we request to revise the PD-O to add child care as a permitted use.

B. EXISTING CONDITIONS:

The property contains approximately 1.10 acres and is developed with a single-story structure. A circular drive connects the property with Burlingame Road. A gravel parking area is situated north of the circular drive in front of the building.

The general is largely rural residential in character.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Burlingame Road is classified on the Master Street Plan as a principal arterial road. A dedication of right-of-way meeting the Master Street Plan will be required.

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

Little Rock Water Reclamation Authority:

Outside Service Boundary – No comment.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment 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 comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division:

The request is in the Burlingame Valley Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density 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 or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is for a revision to PDO (Planned Development Office) District to allow the property to be used as a childcare center.

Master Street Plan: To the north is Burlingame Road and it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Burlingame Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Burlingame Road. This Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT:

January 29, 2020

The applicant was not present. Staff presented the item and indicated the comments would be sent to the applicant for responses and revisions to be completed by February 5, 2020.

The item was forwarded to the full commission for consideration.

I. ANALYSIS:

The applicant submitted responses to the subdivision committee comments.

At this time, the existing signage will be refaced. Any future signage would be required to comply with the allowances for signage in office zones.

The right-of-way for Burlingame Road is required to be dedicated in accordance with the Master Street Plan. Currently, the property extends to the centerline of

Burlingame Road. This was to be done under the initial approval; however, it appears it was not done. The requirement was for 55-feet to be dedicated from the road centerline. It appears based upon the survey submitted with the application that some existing site improvements may be located in the new right- of-way.

Staff is supportive of the proposed addition of child care center to the approved uses. Child care is reportedly the initial use of the structure. It appears the property is configured with sufficient parking and access to serve as such.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval for a day care with no more than 15 children 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 9 ayes, 0 noes, and 1 absent.