

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Life Skills for Youth PD-O located on the north side of Baseline Road, approximately 200 feet west of Stagecoach Road (Z-9074-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 6.82-acre property, located west of on the north side of Baseline Road, approximately 200 west of Stagecoach Road, be rezoned from PCD, Planned Commercial Development, to PD-O, Planned Development – Office, to allow a new school use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-O rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p>	
BACKGROUND	<p>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.</p> <p>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.</p>	

**BACKGROUND
CONTINUED**

The majority of the property to the west is zoned multi-family which contains Eagle Hill Golf Development. There are two (2) residentially zoned lots in the immediate area.

Life Skills for Youth 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 thirty (30) – forty (40) staffers.

The 6.82-acre site will be located west of Baseline Road and contain a two (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-acre 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 sixty-two (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.

**BACKGROUND
CONTINUED**

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 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.

The Planning Commission reviewed this request at their May 11, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.