

FILE NO.: Z-5239-I

NAME: Our House Short-form PD-O

LOCATION: 302 East Roosevelt Road

DEVELOPER:

Our House, Inc.
302 East Roosevelt Road
Little Rock, AR 72206
501-374-7383

OWNER/AUTHORIZED AGENT:

Our House, Inc./Owner

SURVEYOR/ARCHITECT:

Holloway Engineering, Surveying, & Civil Design, PLLC/Surveyor
Herron Horton Architects/

AREA: 6.925 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 46

CURRENT ZONING: R4 and PD-O

ALLOWED USES: Emergency and Transitional Housing, Administrative Offices, and Children's Programs

PROPOSED ZONING: POD

PROPOSED USE: Homeless Shelter and Supportive Services, including Emergency and Transitional Housing, Administrative Offices, and Children's Programs

VARIANCE/WAIVERS: None

BACKGROUND:

On March 19, 1991, the Board of Directors adopted Ordinance No. 16,024, approving a rezoning of this property from R-4 to PCD, Planned Commercial Development allowing

the reuse of the former VA Medical Center as a mixed-use development project. The overall plan consisted of five tracts.

In October 1996, a Conditional Use Permit was approved by the planning commission for Our House to use Tracts 2,3, and 4 of the PCD for transitional and emergency housing and other related services provided by Our House. Also the construction of a new building of 20,000 square feet was approved.

The most recent approval on this property was in 2013, when a PD-O was created covering Tract 5 of the initial PCD. A multi-phase development plan was proposed for a buildable footprint of 22,600 square feet and maximum building height of 55-feet. This building would house the Children's Center, consisting of a childcare center, classrooms, space to support a youth program, a multi-functional space with a kitchen, a donation center, staff offices, and support spaces for programs. It was noted some activities are likely to be located on a second or even third floor, allowing for a smaller building footprint.

Phase 2 would incorporate additional administrative offices and meeting space, storage, as well as rental and transitional housing on the site. These uses were to be constructed as funding came available and were proposed as either incorporated into the Children's Center building on second or third floors or as an expansion within the building footprint.

The access to the property from East 24th Street was changed. A new curb cut was constructed with a circular drive and covered entry to the new building and additional parking spaces were added.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Our House seeks to rezone their campus from R-4 to POD, Planned Office Development to build four new buildings and an addition to an existing structure, and to modify an existing parking lot.

The campus is approximately seven acres and contains six buildings. On our campus, we operate a dormitory style emergency shelter, 13 units of apartment style transitional housing, a career center providing free services related to education, employment and training, financial empowerment, and health and wellness, and lastly, a children's center operating a licensed child care facility and after-school program serving 160 homeless and near-homeless children each day.

Approval of this zoning will allow Our House to build a new family house to provide transitional housing for approximately 14 families; a children's center expanding the licensed child care facility and after-school program; a family support center providing offices for our staff to meet with clients and conduct meetings; an addition to a building to provide new office space for staff and living quarters for residents; and a new maintenance building. Finally, an existing parking lot would be modified with a new entrance to the campus.

This program of improvements is important to the mission of Our House to provide a pathway out of homelessness for families and individuals in our community.

B. EXISTING CONDITIONS:

The property is developed with various buildings composing the Our House campus.

To the west is the former VA Hospital.

Two churches are situated to the north across East 24th Street.

The property to the east is adjacent to Interstate 30 and is developed with commercial structures. The northern parcel is primarily used for overflow parking for a church located across East 24th Street. The southern parcel at the intersection with Roosevelt Road contains a gas station and convenience store.

Across Roosevelt Road to the south are commercial uses, specifically automobile parts and accessory sales.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has had one request for more information from a neighborhood association. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Pettaway Neighborhood Association, South End Community Association, South End Coalition, South End Neighborhood Developers Association, Meadowbrook Neighborhood Association, South Side Main Street Project, Downtown Neighborhood Association, Downtown Little Rock Community Development Corporation, and Community Outreach Neighborhood Organization.

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. 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 property owner.
3. 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.

4. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
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. Due to the close proximity of the proposed driveway intersecting Old Spanish Trail from Roosevelt Rd, staff suggests the proposed driveway be relocated further north from Roosevelt Road or converted to one way enter only. What is the need for this driveway with the existing driveway on Roosevelt Road?

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

Little Rock Water Reclamation Authority: Existing facilities currently served by sewer. Capacity Fee Analysis required. FOG review required.

Entergy:

The plot shows one pole in proposed driveway. That will need to be relocated. The proposed buildings will require power, contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment received.

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.

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.

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 planed 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.

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 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.

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 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

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 or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer and perimeter planting bed widths is acceptable.
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 less than nine (9) feet or six (6) feet nine (9) inches in designated mature areas.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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.
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 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. An irrigation system shall be required for developments of one (1) acre or larger.
7. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
8. 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 comment received.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to change an area from R-4 (Two-Family District) with a Conditional Use Permit (CUP) and POD (Planned Office Development) District to PDO (Planned Development Office) District to allow the expansion (addition of buildings) for the homeless shelter and supportive services.

Master Street Plan: To the south is Roosevelt 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 Roosevelt 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 are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT:

December 11, 2019

The applicant was present. Staff presented the item to the committee.

Planning staff requested information on proposed signage and confirmation of any proposed phasing of the development.

Public Works comments included the requirement for a grading permit prior to any clearing or grading on the site. Also, the storm water detention ordinance applied to the property. Lastly, the due to the close proximity of the posed new entrance driveway off of Spanish Trail with the intersection with Roosevelt Road, it should be considered to either relocate it further north or be a one-way entrance only drive. Regarding Old Spanish Trail, as it is a private drive, there should be documentation of it as an access easement.

Landscape comments were generally noted to inform the applicant that all new site development must comply with the City's landscape and buffer ordinance requirements.

Responses to comments and site plan changes are to be received by December 18, 2019.

The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to the subdivision committee comments.

A new monument sign is being proposed northeast of the intersection of Roosevelt Road and Old Spanish Trail. This sign is still in a conceptual state but would be less than 4-feet in height and 5-feet in length, yielding a sign area of no more than 20-square feet.

The development of the improvements will be phased. Phase 1 would include the new 1200-square foot Storage/Maintenance Building adjacent to the existing Family House in the northwest quadrant of the site. Phase 2 includes the new 8,000-square foot Family House to be constructed south/southwest of the current Family House and the associated parking lot containing fourteen spaces nearby; the 16,884-square foot expansion of the Children's Center and Family Support Center; and the guard booth location and renovation of the parking lot situated adjacent to Roosevelt Road. Phase 3 would be composed of the 3,000-square foot expansion of the Administration Building.

Public Works notes all the comments have been sufficiently addressed or will be reviewed for compliance during the permitting and construction phase.

The existing driveway on Roosevelt Road will be gated and converted to an emergency egress only.

The location of the proposed new entry drive off Old Spanish Trail has been approved as submitted.

The power pole located within the proposed driveway will be relocated when the time comes in coordination with Entergy.

Our House will address the landscaping comments as development proceeds and work with a landscape architect and the City of Little Rock on compliance with the ordinance requirements.

Staff is supportive of the overall campus plan. This plan would allow for the eventual construction of over 30,000 square feet of new buildings to assist in meeting the mission of Our House to provide services to the community's homeless population and steps toward stable housing for their clients.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JANUARY 9, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval 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.