

FILE NO.: Z-9480

NAME: Integrated Psych Solutions Short-form POD

LOCATION: 218 North McKinley

DEVELOPER:

Jennifer Anderson
2300 North Rodney Parham Road
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Pamela Turner and Jeff Sharp/Owners
Jennifer Anderson/Authorized Agent

SURVEYOR/ENGINEER:

Cunningham Land Surveying
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.29 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 3 CENSUS TRACT: 21.04

CURRENT ZONING: R-2

ALLOWED USES: Single family

PROPOSED ZONING: POD

PROPOSED USE: Professional therapist office/clinic and general office

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting that the zoning of this property be changed from R-2 to POD to allow for use of the existing residential structure as a professional therapist's office for Integrated Psych Solutions (IPS) and Life Forward Counseling, a 501 C (3) nonprofit arm of IPS. The clinical practice includes

Dr. Anderson and two full-time administrative staff. The nonprofit includes one additional staff and one therapist. IPS offers psychological testing services and therapy/counseling, while Life Forward Counseling works primarily in the community providing free and low-income services. The regular hours of operation are 8am to 5pm, Monday-Friday, with some evening and weekend appointments on an as-needed basis. The majority of traffic to the location will be for IPS.

The applicant proposes to construct a parking lot in the front of the property and will use the three spaces located behind the building.

A future, 24' by 33' addition is shown to be added onto the rear of the structure.

B. EXISTING CONDITIONS:

This 0.29 acre tract contains a one-story, 1,383 square foot, brick and frame residential structure. A 20' by 20' carport structure is located behind the house. A single asphalt drive provides access. The two PD-O and POD zoned properties directly to the south contain residential structures that have been converted into a clinic and general/professional offices. A single family residential neighborhood extends to the west. Single family homes are also located to the north and south. These three properties fronting onto McKinley are distinct from the neighborhood and have an orientation to the commercial development to the east. Park Plaza Mall is located across McKinley. Other uses in the immediate area include a multi-story office building and Catholic High School. McKinley Street is improved, with curb and gutter. There, however, is no sidewalk.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Hall High Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that McKinley Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Sidewalks with appropriate handicap ramps are required to be constructed adjacent McKinley Street in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway should not exceed 24 feet. Driveway spacing on commercial streets is 250 ft. between driveways and 125 ft. from the side property line. A driveway variance must be requested for the 2nd driveway. The current driveway is about 150 ft. from the existing driveway to the south.

4. 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.

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

Little Rock Reclamation Authority: Sewer Available to this Site.

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. (Reminder that OSHA requires a minimum 10-foot clearance from 15kV lines.)

Centerpoint Energy: No comment received.

AT&T: No comment received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

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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.

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.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org 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. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case less than nine (9) feet. The average depth of the lot is approximately 150 linear feet. **A minimum nine (9) foot street buffer is required between the proposed parking and the McKinley St right-of-way.**
3. 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.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip. **The west perimeter planting strip adjacent to the purposed parking is deficient.**
5. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These 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. An irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of all plant material if an automatic irrigation system is not provided.
 7. **If any of the landscape code requirements cannot be met a variance from the City Beautiful Commission may be required before a building permit is issued.**
 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 West Little Rock 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 change an area from R-2 (Single Family District) to POD (Planned Office Development) District to allow for the conversion and expansion of a house to an office use with parking.

Master Street Plan: To the east is North McKinley Street and it is a Local Street on the Master Street Plan. The primary function of Local Streets 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 is a Class III Bike Route shown on North McKinley Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT: (December 11, 2019)

The applicant's representative was present. Staff presented the item and noted little additional information was needed. Staff asked what the anticipated number of clients would be during a typical day. Staff asked for a signage plan and suggested that signage should comply with that allowed in office districts. Staff asked if there would be a dumpster and asked that it be located on the site plan,

with appropriate screening. The applicant was advised to specify what material would be used for the parking lot; asphalt or concrete.

Public Works and Landscape comments were presented and discussed. During that discussion it was noted that the site would allowed only one driveway and right-of-way for McKinley Street needed to be dedicated to 30 feet from centerline of the right-of-way. It was noted that the perimeter landscape strips were deficient and the site plan needed to be redrawn to reflect the right-of-way dedication, one driveway only and the required landscape strips.

The applicant was advised to respond to staff issues by December 18, 2019.

The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicants submitted a revised site plan and responses to the issues raised at subdivision committee. Dr. Anderson anticipates seeing approximately 5 patients during the operating hours. Dr. Anderson is in the clinic three days a week. Signage will comply with that allowed in office zones. There will be no dumpster on the site. The parking lot will be asphalt-paved.

The development will be constructed in two phases. Phase I is construction of the new parking and remodeling of the existing structure to accommodate the business. Phase II is construction of the addition to the rear of the existing building for additional office space.

The applicants submitted a revised site plan addressing the right-of-way dedication and landscape strip requirements. Staff supports deferral of the sidewalk requirement until Phase 2 construction.

To staff's knowledge there are no outstanding issues. Allowing use of this small, developed site for POD, clinic and general office uses is compatible with uses and development in the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised 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.

Staff recommends approval of a deferral of sidewalk installation until Phase 2 building expansion.

PLANNING COMMISSION ACTION:

(JANUARY 9, 2020)

The applicant was present. There were no other parties registered in attendance. 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.