

FILE NO.: Z-9003

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NAME: McGrew Short-form PID

LOCATION: Located at 7600 Enmar Drive

DEVELOPER:

Richard McGrew  
615 West Grand  
Hot Springs, AR 71901

SURVEYOR:

Justin West Surveying  
211 Jocelyn Avenue  
Hot Springs, AR 71901

AREA: 0.45 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add medical detox clinic as an allowable use

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing the rezoning of this site from I-2, Light Industrial District to PID to add a medical detoxification clinic as an allowable use for the site. Quapaw House Recovery and Wellness Center currently has a contract with the State of Arkansas to provide medical detox services for the State. One of the requirements in the contract is Quapaw House Recovery and Wellness must have a location in Little Rock, AR. The facility that is currently being used by another contractor to provide this service is called the Fullerton Building. This location will soon be transferred over to UAMS to allow UAMS to add parking for the hospital. Quapaw House Recovery and Wellness will only have a limited amount of time to find another location.

The location at 7600 Enmar Drive is proposed with no more than 16 patients participating at a time with an average of 10 – 12 participants per day. There will be three (3) staff members present at all times. Medical Detoxification is a program that assists people with chemical dependency problems safely, in a medical environment, reduce their addiction on drugs or alcohol. The process uses very little drugs and the medical part is more of observation and supervision by medical staff than an actual medical process. The staff includes a physician, nursing staff, RADD (Regional Alcohol and Drug Detox) tech and certified alcohol and drug counselor. The facility will also have a program coordinator who will oversee the program as well as the program located in Hot Springs.

The facility will have both a security and surveillance system to assist program staff with supervision of the patients and the average length of stay per patient will be 3 – 5 days. The general detox program will be 3 days with clinical exceptions happening rarely when a patient stays for up to 5 days. 5 days will be on very rare occasions and only if Quapaw House Recovery and Wellness Center feels the patient is at medical risk and is still medically frail. The programs are licensed by the Arkansas Department of Human Services Division of Behavioral Health Services and Nationally Accredited by CARF International. Quapaw House, Inc. has been providing these services for over 30 years all over the State of Arkansas and assures the City that the quality of program offered to patients and their commitment to being an outstanding community based organization will be a value to the community and Quapaw House will work diligently to be an asset to the City of Little Rock as well as the State of Arkansas.

B. EXISTING CONDITIONS:

The property is located on the west side of Enmar Drive between a company specializing in metal products and an automobile painting and rebuilding shop. Across Enmar Drive are commercial businesses, an appliance parts repair store and a big box selling appliance, TV's etc. West of the site is State owned property used for surplus sales. Other uses in the area include office and office warehouse users. The 'Old Professor Bowl' is located to the south of the site. The building is currently vacant. Enmar Drive is constructed to commercial street standard. No sidewalk is in place along the frontage of this property.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Southwest Little Rock United for Progress and Wakefield Neighborhood Association were notified of the public hearing. Southwest United for Progress at their January meeting voted to support the request.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Enmar Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy. Prior to occupancy, the existing damaged driveway apron should be replaced.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to the proposal. Single phase service currently exists but three phase service is available. Contact Entergy in advance for service needs.

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. 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.
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. Contact Central Arkansas Water if additional fire protection or metered water service is required.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use.

Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
8. 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 back flow preventer shall be required.
9. 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.

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.

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.

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 17 Mabelvale and Route 22 Mabelvale-Midtown and by the Links para-transit. This location is currently in CATA's long range planning. The proposal has no impacts on service and does not impede pedestrian access to transit. An improved pedestrian way would allow better access to jobs located in the industrial park served along this route. Site plan indicates no pedestrian amenities.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the 65<sup>th</sup> Street East Planning District. The Land Use Plan shows Industrial (I) for this property. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied

for a rezoning from I-2 (Light Industrial District) to PID (Planned Industrial District) to add a detoxification center as a permitted use on the site.

Master Street Plan: Enmar 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 is a Class III Bike Route shown along Enmar Drive. Bike Routes require no additional right-of-way or pavement markings, but only a sign to identify and direct the route.

Landscape:

1. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
2. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale.
3. 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. SUBDIVISION COMMITTEE COMMENT: (January 7, 2015)

Mr. Richard McGrew was present representing the request. Staff presented an overview of the item stating the applicant was requesting a rezoning of the site from I-2, Light Industrial to PID to add medical detoxification as an allowable use. Staff stated the applicant was proposing to use the existing building and parking. Staff stated the facility would have on-site medical staff 24-hours per day. Staff noted the average length of stay was three to five days. Staff stated there was no follow-up treatment at this location.

Staff stated a dedication of right of way would be required at the time of building permit. Staff also stated any damaged curb, gutter or sidewalk would require replacement prior to the certificate of occupancy.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues raised at the January 7, 2015, Subdivision Committee meeting in need of addressing related to the site plan. The applicant is proposing to rezone the site from the current I-2, Light Industrial Zoning District to PID, Planned Industrial Development, to add medical detoxification as an allowable use for the existing building. There are no exterior modifications proposed with the approval. The applicant has indicated cosmetic repairs will be completed to the building and exterior parking area.

The location is proposed with no more than 16 patients at a time with an average of 10 – 12 patients per day. Three (3) staff members will be present at all times. The facility will have both a security and surveillance system to assist program staff with supervision of the patients. The average length of stay for a patient is 3 – 5 days. Generally detox program are 3 days with clinical exceptions happening rarely when a patient stays for up to 5 days.

Staff is supportive of the request to add medical detoxification as an allowable use for this site. The site is located within an industrial area of the City. There are few residences located within the immediate area, with the concentration of homes located several blocks to the east and across a railroad main line to the west.

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.