

FILE NO.: Z-6900-B

NAME: House of Bethesda Short-form PD-C

LOCATION: Located at 6900 Pecan Avenue

DEVELOPER:

Leslie Brewer
8101 Cantrell Road #401
Little Rock, AR 72227

OWNER/AUTHORIZED AGENT:

Ronny Davis, BCR Investment, Owner
House of Bethesda, Agent

SURVEYOR/ENGINEER:

Harbor
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 10.0 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 25 CENSUS TRACT: 40.07

CURRENT ZONING: R-2, Single-family

ALLOWED USE: Single-family residential and a School

PROPOSED ZONING: PD-C

PROPOSED USE: Daycare, After school care, Food pantry, Soup kitchen, Community center, Events center, Church

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On July 19, 2000, staff approved the placement of two (2) portable classrooms on the site. The conditions of building placement included external lighting, parking lot and walks, paint to match the existing buildings, building code compliance, doorway

orientation, screening, building separation, skirting and fire department approval. The approval was from July 2000 to July 2002.

On July 19, 2002, staff approved an extension for the placement of the portable classrooms on the site. The conditions of approval were the assurance that any new lighting was directed downward and into the site, compliance with any spacing requirements of the fire department and/or building codes related to life safety, all structures were to be skirted, provide a hard surface walkways from each building to paved parking lot or to connecting sidewalks. The approval allowed the portable buildings to remain on the site from July 2002 until July 19, 2004.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a rezoning of the site from R-2, Single-family to PD-C, Planned Development Commercial, to allow the reuse of the property with a daycare, after school care, a food pantry, soup kitchen, community center, church and an events center. The short term plans include the daycare and after school care. The applicant indicates space has been set aside for the daycare and will house 65 children. Their ages range from six (6) weeks to five (5) years. Eight (8) to ten (10) staff will care for the children. At this time transportation will not be provided but in the future the applicant is requesting the option to provide transportation. The applicant is proposing after school care for up to 50 children. The ages range from pre-k to teens. There will be six (6) staff members to provide care for the children.

The hours of operation for the daycare and after school care are from 6:00 am to 8:30 pm Monday through Friday. Saturday service may be added in the future.

B. EXISTING CONDITIONS:

The site is a former elementary school which was closed and was sold to the current property owner in April 2017. Pecan Avenue terminates at this property. There is a single-family subdivision located to the west of this site, the Richland Subdivision. North and east of the site is a large amount of undeveloped property. There is a church located to the east of this site accessed by Griffin Road which dead-ends at this property's eastern boundary.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not a contact person listed for the East Little Rock Neighborhood Association in the City of Little Rock's Neighborhood Association listing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Access to the proposed commercial site is taken from residential standard streets.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. Capacity fee analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities based on the information provided. There is an existing three phase power line running along the west side of this property, and another line running along the south side of the property. 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:

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. 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.
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. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
5. 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
 - a. 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.

- b. 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.
 - c. 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.
 - d. 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.
6. 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.
7. 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 replaced 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.
8. 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 (Jason Lowder 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any new development shall adhere to the current landscape code.
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. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro Route. The site is however located near Route #20 Hanger Hill/College Station.

Planning Division: This request is located in Port Planning District. The Land Use Plan shows Public Institution (PI) for this property. Public Institutional category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.. The applicant has applied for a rezoning from R-2 (Single Family District) to PDC (Planned Development Commercial) for a quasi-public group to provide services to the community such as food pantry, day care, etc.

Master Street Plan: West side of the property is Pecan Avenue and it 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 are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (November 1, 2017)

The applicant was present representing the request. Staff stated there were a number of outstanding issues related to the proposed reuse plan in need of addressing. Staff questioned the proposed uses of the property. Staff questioned if an events center was a part of the request. Commissioner Latture questioned if the site was currently being used. Ms. Brewer stated the church was currently meeting at the site since their former location had burned. Staff requested Ms. Brewer provide a detailed cover letter indicating the proposed activities included in the request.

Public Works comments were addressed. Staff stated access to the proposed site was taken from a residential street.

Landscaping comments were addressed. Staff stated any new development and/or redevelopment of the site was to adhere to the current landscape code requirements.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant has provided an updated cover letter to staff addressing the technical issues associated with the request raised at the November 1, 2017, Subdivision Committee meeting. The applicant has indicated a potential use of the building would be an events center. The anticipated activities include baby showers birthday celebrations, neighborhood meetings and/or meeting space for businesses. The applicant, House of Bethesda Outreach Ministry is currently meeting in the space and will continue to meet in this space until a new location can be secured.

The request is to rezone the site from R-2, Single-family to PD-C, Planned Development Commercial, to allow the reuse of the property with a daycare, after school care, a food pantry, soup kitchen, community center and an events center.

The short-term plans include the daycare and after school care. The applicant indicates the daycare and will house 65 children. Their ages range from six (6) weeks to five (5) years. Eight (8) to ten (10) staff will care for the children.

At this time transportation will not be provided but in the future the applicant is requesting the option to provide transportation.

The applicant is also proposing after school care for up to 50 children. The ages range from pre-k to teens. There will be six (6) staff members to provide care for the children. The applicant states within a portion of the site picnic areas and a basketball court will be added to allow for outdoor activity on the site.

The hours of operation for the daycare and after school care are from 6:00 am to 8:30 pm Monday through Friday. Saturday service may be added in the future. The site plan has not indicated the placement of a dumpster on the site. Staff recommends should a dumpster be added in the future the dumpster be placed and screened to limit any visual impact on the abutting property. Staff also recommends the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday.

The revised cover letter states an eight (8) foot chain link fence will be added to the perimeter of the site. The applicant states the fence is necessary to limit trespassers and theft which is occurring on the site.

The applicant indicates the placement of a six (6) foot by eight (8) foot sign along Pecan Avenue. The sign will be placed at the entrance to the site.

Although the site is a large site and was previously a school there appear to be around 40 to 50 striped parking spaces. Parking for a daycare and/or nursery is typically required at one (1) space per administrator, teach and employee on the largest shift plus one (1) space per facility vehicle, plus one space per ten (10) person capacity. Parking for the daycare and after school care would typically result in the need for 27 parking spaces.

The applicant has not indicated the square footage proposed for the events center and/or the community center which will occupy the former auditorium space. Parking for an events center and a community center is typically based on one (1) parking space per 100 gross square feet of floor area. Staff recommends should the space proposed for the events center and/or community center exceed the typical parking requirement per the zoning ordinance the applicant provide additional paved parking. All new parking is to be landscaped per the landscape ordinance requirements.

The applicant states the food pantry and soup kitchen are a part of their basic outreach ministry. Items will be collected and provided to recipients on an as needed basis.

The applicant indicates the intent of the events center is not to allow alcohol sales. Alcohol is allowed in association with an event but no alcohol, tickets for alcohol, wristbands or any other products sold in exchange for alcohol is allowed for sale before or during the event.

The facility is available for rent seven (7) days per week. The hours available are from 8:00 am to 10:00 pm Monday through Sunday.

Staff is supportive of the applicant's request. The request is to convert the former school into a daycare and after school care. The plan indicates adequate parking to serve this use. The community center/events center may generate a parking demand greater than is currently available on-site but staff feels should this occur the applicant can provide additional parking to accommodate the need. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the reuse of the building as proposed is appropriate.

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.

Staff recommends the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday

Staff recommends if the space proposed for the events center and/or community center exceed the typical parking requirement per the zoning ordinance for the use the applicant provide additional parking. All new parking is to be landscaped per the landscape ordinance requirements.

PLANNING COMMISSION ACTION:

(NOVEMBER 30, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had failed to respond to Subdivision Committee comments raised at the November 1, 2017, Subdivision Committee meeting. Staff presented a recommendation of deferral of this item to the January 11, 2018, public hearing. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.

STAFF UPDATE:

The applicant has not responded to comments raised at the November 1, 2017, Subdivision Committee meeting. Staff recommends deferral of this item to the February 22, 2018, public hearing.

PLANNING COMMISSION ACTION:

(JANUARY 11, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had not responded to comments raised at the November 1, 2017, Subdivision Committee meeting. Staff presented a recommendation of deferral of this item to the February 22, 2018, public hearing. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.

PLANNING COMMISSION ACTION:

(FEBRUARY 22, 2018)

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. Staff presented a recommendation the hours of dumpster service be limited to 7:00 am to 6:00 pm Monday through Friday. Staff presented a recommendation if the space proposed for the events center and/or community center exceed the typical parking requirement per the zoning ordinance for the use the applicant was to provide additional parking. Staff stated all new parking was to be landscaped per the landscape ordinance requirements. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.