

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

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 4, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance approving a Planned Zoning Development and establishing a Revised Short-Form PID titled Re-Nu Life Center Revised Short-Form PID, located at 7600 Enmar Drive (Z-9003-A).	√ <b>Ordinance</b> Resolution	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager

**SYNOPSIS**

The applicant is requesting that the property at 7600 Enmar Drive be rezoned from PID, Planned Industrial District, to Revised PID to add Parolee/Probationer Housing Facility as an allowable use.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the Revised PID Zoning. The Planning Commission voted to recommend approval by a vote of 11 ayes and 0 nays.

**BACKGROUND**

On January 29, 2015, the Planning Commission, by a vote of 10 ayes, 0 nays and 1 open position, recommended approval of the rezoning of 7600 Enmar Drive from I-2, Light Industrial District, to PID, Planned Industrial District. On March 3, 2015, the Board of Directors passed Ordinance No. 21,003 rezoning the property as recommended by the Planning Commission.

The PID zoning was approved to allow for the use of the existing building as a medical detoxification facility. The facility was approved to have no more than sixteen (16) patients at a time, with an average of ten (10) – twelve (12) patients per day.

**BACKGROUND  
CONTINUED**

Three (3) staff members were to be present at the facility, and the average length of stay for a patient was three (3) - five (5) days.

The applicant proposes to revise the existing PID zoning to add a Parolee/Probationer Housing Facility for women as an additional approved use for the site. The applicant proposes to use the existing building with only some interior remodeling. There will be no exterior changes to the building or parking area.

The applicant proposes to operate the Parolee/Probationer Housing Facility as a thirty (30) to thirty-five (35)-bed Arkansas Community Corrections licensed re-entry facility for women. The proposed program will have the following amenities (as provided by the applicant):

- Matrix System – Evidence-Based Program (substance abuse treatment).
- In house schooling so the women can receive their GED.
- Receive Career Readiness Certificates and Wage Certificates.
- Parenting and Budgeting Classes will be a requirement.
- Pre-Parole Program licensed with Arkansas Community of Corrections
- College credits through Crossroads College and Arkansas Baptist College.
- After thirty (30) days, the women will be employed and able to save money.
- By day 150, the women will move out on their own if they are ready.

The applicant notes that the Arkansas Community Corrections licensed re-entry facility will operate as follows:

“This program works in phases.

Phase 1: Days 1–45, we get them Drivers License (if possible) and take care of fines and court cases that they still may have in Traffic Courts. Teach evidence-based programming for their substance abuse addiction. Enroll them in college to start their college credits.

Phase 2: Days 46-90. they will have full-time employment, continue their (College or GED) education, reunite with loved ones such as children and immediate family members. Parenting classes, budgeting classes as well as more substance education.

**BACKGROUND  
CONTINUED**

Outside meetings such as Alcoholic Anonymous, Narcotics Anonymous, Cocaine Anonymous, along with Celebrate Recovery.

Phase 3: Days 90-150, they will continue their education along with their full-time employment, with hopes of having a start of a relationship that is growing with their children/ loved ones. We are working on relapse prevention evidence-based programming. Have a sponsor and or mentor working steps, building a foundation for which they are getting ready to move out on their own at this point.

Phase 4: Days 50-180 they are moving out and getting ready to start a new life. With the tools we have put in front of them they are more than ready if they choose to apply them. Phase 4 gives them an opportunity to get this right, but they are still in the program so if they don't get it right, we can bring them back and figure out what needs to be different.

This program is a special program designed by the Governor of Arkansas to help these individuals turn their lives around and be productive members of society. These ladies are handpicked, they cannot have disciplinary's and have to be a Class One and eighteen (18) months to the door (going home). With these programs in place, our recidivism rates here in Arkansas are getting better.”

To staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the request to add “parolee/probationer housing facility” as operated by Re-Nu Life Center as an allowable use for this site. The site is located within an industrial park area, with all surrounding zoning being light industrial. The nearest single-family residence is over 1,500 feet from this location. In addition, staff knows of no similar type living facilities in this general area.

The Planning Commission reviewed this request at their June 25, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as SWLR United for Progress and the Wakefield and Cloverdale Neighborhood Associations, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.