

FILE NO.: Z-9003-A

NAME: Re-Nu Life Center – Revised Short-form PID

LOCATION: 7600 Enmar Drive

DEVELOPER:

Re-Nu Life Center
B. J. Brady
10905 West Markham Street
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Joe McAdams/B. J. Brady (Re-Nu Life Center)

AREA: 0.45 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: PID, Planned Industrial District

ALLOWED USES: I-2 Permitted uses and a medical detox clinic

PROPOSED ZONING: Revised PID

PROPOSED USE: Add Parolee/Probationer Housing Facility as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 29, 2015, the Planning Commission voted 10 ayes, 0 noes, 0 absent and 1 open position to recommend approval of a 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 use of the existing building as a medical detoxification facility. The facility was approved to have no more than 16 patients at a time, with an average of 10 to 12 patients per day. Three (3) staff members were to be present at the facility. The average length of stay for a patient was three (3) to five (5) days. Security and surveillance systems were in place to assist staff with the supervision of the patients.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 30 to 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 they can get their GED
- Receive Career Readiness Certificates and Wage Certificates
- Parenting and budgeting classes are a requirement
- Pre-parole program licensed with Arkansas Community of Corrections
- College credits through Crossroads College / AR Baptist
- After 30 days with us they are employed and able to save some money
- By day 150 they 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. Day 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 – Day 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. Outside meetings AA, NA, CA along with celebrate recovery.

Phase 3 – Day 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 – Day 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 18 months to the door (going home). With these programs in place our recidivism rates here in Arkansas are getting better."

B. EXISTING CONDITIONS:

The property is located in an industrial park area, north of Interstate 30 and east of S. University Avenue. All surrounding properties are zoned I-2 Light Industrial. Surrounding uses include warehouse uses, auto repair, tire sales, along with other heavy commercial and light industrial uses.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the SWLR United for Progress, Wakefield and Cloverdale Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

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, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. The driveway apron is in need of replacement.

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

Little Rock Water Reclamation Authority: Sewer is available to this site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No Comments.

Parks and Recreation: No comments received.

County Planning: No Comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No Comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the 65th Street East Planning District. The Land Use Plan shows Industrial (I) for the requested area. The industrial 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 application a revision to an existing PID (Planned Industrial Development) District to add Parolee/Probationer housing as a use for the site.

Master Street Plan: To the east is Enmar Drive and it is shown as 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 Enmar Drive. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

The applicant is proposing to add "Parolee/Probationer Housing Facility" as a permitted use of the property under the current PID zoning designation. The PID zoning was previously approved to allow a medical detoxification facility and I-2 (Light Industrial District) permitted uses. The applicant notes that the proposed re-entry facility will be for 30 to 35 women and two (2) staff persons at all times.

Section 8-406(a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residential facility occupied by 35 persons is 3,550 square feet. The existing structure contains 6,563 square feet.

Section 8-406(b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant notes that the bedroom arrangements will conform to ordinance standards.

There are approximately ten (10) paved parking spaces located between the building and Enmar Drive. The applicant notes that the two (2) staff members' vehicles and one (1) facility van will be parked at the site daily. The residents of the facility will not have personal vehicles. The facility will provide transportation for all residents. The residents will be allowed to have visitors twice per month; every other Sunday for a three (3) hour period. Staff believes that the existing parking on the site will be sufficient to serve the proposed use.

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. Additionally, staff knows of no similar type living facilities in this general area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the Revised PID zoning 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:

(JUNE 25, 2020)

The applicant was present. There were no persons present registered in support or opposition. 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 11 ayes, 0 noes and 0 absent.