

January 8, 2026

ITEM NO.: 11

FILE NO.: Z-10242

NAME: Incura Private Rehabilitation Clinic – Conditional Use Permit

LOCATION: 1000 S. Rodney Parham Road

OWNER/AGENT:

Ben Wells (Agent)
24 Rahling Circle
Little Rock, AR 72223

Pfeifer Eugene M III Trust (owner)

SURVEYOR/ENGINEER:

White - Daters & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 1.52 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit for 1.52 acres to allow a private rehabilitation and treatment facility (establishment for the care of alcoholic, narcotic, or psychiatric patients) located at 1000 S. Rodney Parham Road.

B. EXISTING CONDITIONS:

The property has an existing 11,882 square foot one-story structure. Subject property is located south from the I-630 corridor on-ramp. Properties south, east and west of the site contain a mixture of commercial and light-industrial zoning and uses. The Future Land Use shows Commercial Zoning, "C". The current zoning is C-3.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
4. Ramp shown on site plan protrudes in accessibility aisle, this is not allowed.
5. May be subject to building permit for further review.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS):

Portions of the property are located within the regulatory floodplain, Zone AE. In future improvements to the property is subject to conformance with the City of Little Rock floodplain regulations.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Show and reference ex. Utility easement on ex. 8" water main or provide 15' utility easement along Rodney Parham Rd. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 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 2021 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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space, especially along Rock Creek, and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is for a CUP.

North and east of the application area is right-of-way for S. Rodney Parham Road and I-630. West of the application area is area designated for Light Industrial (LI) uses and is characterized by commercial buildings.

This site is not located in an Overlay District.

Master Street Plan:

S. Rodney Parham Road is a minor arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

S. Rodney Parham Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is requesting a conditional use permit for 1.52 acres to allow a private rehabilitation and treatment facility (establishment for the care of alcoholic, narcotic, or psychiatric patients) located at 1000 S. Rodney Parham Road.

The property has an existing 11,882 square foot one-story structure. Subject property is located south from the I-630 corridor on-ramp. Properties directly behind (south), east and west of the site contain a mixture of commercial and light-industrial zoning and uses. The Future Land Use shows Commercial Zoning, "C". The current zoning is C-3.

Incura, Inc. is the operator of the private facility. There will be approximately thirty (30) patients at any given time. Staff will be on site twenty-four hours, seven days a week. There will be 10-15 staff members on site during Front Office hours, which will be from 8:00 am until 5:00 pm daily. There will be three (3) staff members on site during the night shift. No one but Staff is allowed to leave and enter outside of Front Office hours.

There are two entrances into the private parking lot off S. Rodney Parham and one entrance from Rushing Circle. There is parking on each side (east and west) of the building, as well as on the front along S. Rodney Parham Road. The applicant will utilize the existing parking lot. Staff feels the parking plan is sufficient to serve the proposed use.

All signs will comply with Section 36-555 of the City's Zoning Ordinance.

Dumpsters will be screened as per Section 36-523 of the City's Zoning Ordinance, and any additional lighting will be low-level and directed away from adjacent properties.

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed rehabilitation and treatment facility is an appropriate use for the subject property. Staff feels the proposed use will have minimal impact within the general area and will provide a benefit to the community and facilitate families with a vital resource. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.