

FILE NO.: Z-8632-B

NAME: Arkansas Urology Revised Short-form POD

LOCATION: Located at 1300 Centerview Drive

DEVELOPER:

Freeway Park Properties, LLC
Scott Davis
1300 Centerview Drive
Little Rock, AR 72221

ENGINEER:

McClelland Consulting Engineers Inc.
Dan Beranek
P.O. Box 14087
Little Rock, AR 72203

AREA: 7.5 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 11 – I-430 CENSUS TRACT: 41.07

CURRENT ZONING: POD

ALLOWED USES: Ambulatory Surgery Center and parking

PROPOSED ZONING: Revised POD and PD-C

PROPOSED USE: Ambulatory Surgery Center and parking – expand site area to the west to include additional land to be purchased from the adjacent vet clinic

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of future phases of the development with the first phase.

BACKGROUND:

Ordinance No. 20,422 adopted by the Little Rock Board of Directors on April 19, 2011, rezoned the site from R-2, Single-family to POD to allow a four (4) plus acre parcel to be subdivided into two (2) lots. The southern lot was proposed for rezoning to POD to allow immediate construction of a parking lot to serve Arkansas Urology Clinic which

was located adjacent to the site. There were no changes proposed for the remaining area. The parking lot was not developed as proposed and the POD approval has expired.

On June 2, 2015, the Little Rock Board of Directors adopted Ordinance No. 21,049 allowing a revision to a previously approved POD for Arkansas Urology Clinic. The approval allowed Arkansas Urology to develop an adjacent 2.9-acre tract located to the west of their existing facility with a new ambulatory surgery center and parking along the west side of their existing building. The proposed building was one (1) story containing approximately 8,300 square feet. The new building was to contain two (2) operating rooms, two (2) procedure rooms, six (6) bed pre-op, six (6) bed post-op, covered drop off entry and exit, waiting, support space for surgery and building services space. The exterior was proposed similar to the existing building. The roof was proposed with partial metal sloped roof and partial flat roof for ease of future expansion. The proposed additional parking was proposed in phases. The request included a variance to allow advanced grading of the future phases with the construction of the new building which was approved by the Planning Commission.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to expand the site area by 1.3-acres to the west of their existing facility. The additional property will allow Arkansas Urology to better implement the plans they submitted last year to expand their facility with a new ambulatory surgical center. The new application is to revise the POD and future develop the site plan for the new surgery center and associated parking. The proposed building is a one-story surgery center with approximately 12,400 square feet and will consist primarily of the following spaces: 2 operating rooms, 4 procedure rooms, 6 bed pre-op, 6 bed post-op, covered drop off entry and exit, waiting, support spaces for surgery and building services. The exterior is proposed similar to the existing building on the site. The proposed parking will be phased.

An adjacent lot, zoned PD-C, is proposed with a revision to allow this development to purchase the rear 450-feet (approximate measurement). The applicant has indicated a replat of this property will be completed upon approval of the revision to the POD and the adjacent PD-C zoning for SRVC Short-form PD-C to eliminate the creation of a property without public street frontage.

B. EXISTING CONDITIONS:

The area proposed for the surgery center and parking is wooded. The property to the north contains three structures located on the overall parcel of property, an office fronting Kanis Road and two other non-residential buildings accessed via an access easement extending from Kanis Road. The areas to the east and south are developed with office uses including the Federal Bureau of Investigations and the Arkansas Realtors Association. Also to the west is a property zoned POD which is developed as an office warehouse containing four buildings.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is a variance requested to advance grade additional phases of construction?
4. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or owner.
5. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A three (3) phase underground electrical line runs along the north side of the existing building. There do not appear to be any existing conflicts with Entergy facilities on this property. Contact Entergy in advance to discuss future service requirements, new facilities locations and 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. A water main extension will be needed to provide water service to this property.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
4. 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.
5. 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.
6. 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.
7. Contact Central Arkansas Water regarding the size and location of water meter.
8. 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.
9. 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.
10. 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.

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. 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 Lower 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.

Rock Region Metro: Location is not currently served by METRO fixed route serve, however it is serve by METRO Links paratransit and is part of our long range plans. Pedestrian infrastructure must be included for transit rider and disability community access to transit.

F. ISSUES/TECHNICAL/DESIGN:

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) and Office (O) for this property. The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The Office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a revision to an existing POD, Planned Office Development, to add a portion of a Planned Development Commercial (PDC) located west of this site to the existing Planned Office Development (POD) to increase the site area for additional parking.

Master Street Plan: The east side of the property is Centerview Drive and it is a Collector. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The 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 Centerview Drive and Autumn Road. Bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
3. A portion of the north perimeter planting strip appears to be deficient.
4. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building
6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.

7. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
8. 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: (April 27, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned the building square footage. Staff also questioned if there were any modifications from the previous approval. The applicant stated the building was larger and the parking had changed but the development rational was not changing.

Public Works comments were addressed. Staff questioned if the request included a variance to allow advanced grading of the site. Staff stated the site development was to comply with the City's stormwater detention ordinance. Staff stated prior to construction of retaining walls, an engineer's certification of design and plans was to be submitted to Public Works for approval and after construction an as-built certification was required for construction of the retaining wall

Landscaping comments were addressed. Staff stated perimeter planting strips were required around the site. Staff stated interior landscaping was required within the parking lot areas. Staff stated screening was required on the property lines adjacent to residentially zoned or used property. Staff stated prior to the issuance of a building permit a landscape plan stamped with the seal of a registered landscape architect was required.

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.

H. ANALYSIS:

The applicant submitted responses to comments raised at the April 27, 2016, Subdivision Committee meeting. The applicant has provided the total building square footage and indicated the proposed detention facilities will fully comply with the City's Stormwater Detention ordinance.

The request is to expand the site area by 1.3-acres to the west of their existing facility by purchasing a portion of an adjacent PD-C zoned property. Also the adjacent PD-C zoned lot is proposing a revision to allow this development to

purchase the rear 450-feet (approximate measurement) and to revise their site plan. According to the applicant the additional property will allow Arkansas Urology to better implement the plans they submitted last year to expand their facility with a new ambulatory surgical center. The new application is to revise the POD and future develop the site plan for the new surgery center and associated parking. The exterior construction materials are proposed similar to the existing building. The roof is proposed as a partial metal sloped roof and a partial flat roof for ease of future expansion. There is no overnight stay associated with the surgery center.

The applicant has indicated a replat of this property will be completed upon approval of the revision to the POD and the adjacent PD-C zoning for SRVC Short-form PD-C to eliminate the creation of a property without public street frontage.

The proposed building is a one-story surgery center with approximately 12,400 square feet and will consist primarily of the following spaces: 2 operating rooms, 4 procedure rooms, 6 bed pre-op, 6 bed post-op, covered drop off entry and exit, waiting, support spaces for surgery and building services. The exterior is proposed similar to the existing building on the site. The proposed parking will be phased.

The parking is proposed in two (2) phases. Ninety-four (94) parking spaces will be constructed in the first phase and eight-four (84) parking spaces will be constructed in the second phase.

The request includes a variance to allow advanced grading of the future phases with the construction of the new building. The applicant has indicated the variance is necessary to cut and fill the site and eliminate the need for hauling of materials to and from the site as each phase is developed. The applicant has indicated the future parking lot phase will be seeded and vegetated per the City's Land Alteration Ordinance requirements.

Staff is supportive of the request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the POD zoning to allow for construction of parking and an ambulatory surgery center will not have any adverse impact on this development or of abutting properties.

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 approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phases of the development of the first phase.

PLANNING COMMISSION ACTION:

(MAY 19, 2016)

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 of approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phases of the development of the first phase. 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.