

FILE NO.: Z-8472-D

NAME: Mid-town and Fair Park Revised Short-form PCD

LOCATION: Located on the Southwest corner of I-630 and Fair Park Boulevard

DEVELOPER:

Arkansas Specialty Orthopedics
c/o Sue Hibbs
600 South McKinley Street
Little Rock, AR 72205

SURVEYOR:

Crafton, Tull and Associates, Inc.
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211

ARCHITECTS:

Cromwell Architects and Engineers
101 South Spring Street
Little Rock, AR 72201

AREA: 4.37 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 9 – I-630 CENSUS TRACT: 18

CURRENT ZONING: PCD

ALLOWED USES: Medical Office

PROPOSED ZONING: Revised PCD

PROPOSED USE: Add parking deck to the approved site plan

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,150 adopted by the Little Rock Board of Directors on September 1, 2009, rezoned this site from R-3, Single-family, R-6, Multi-family, O-1, Quiet Office and C-3, General Commercial District to PCD, Planned Commercial Development. The

project consisted of a redevelopment of a number of blocks located within the Perry Heights Subdivision. The abandonment of right of way for a portion of Maryland Avenue, South Taylor Street and Fillmore Street along with the alleys within the area was also approved by the Board of Directors through the adoption of Ordinance No. 20,151. In addition to the rights of way the easements were also abandoned. The developers reconstructed portions of Maryland Avenue and South Taylor Street and created a five lot subdivision. The approved uses were a hotel, a drive-in restaurant, a drive-through restaurant and two (2) new parking facilities to support St. Mark's Baptist Church. The building proposed for Lot 5 contained approximately 4,000 square feet with 61 parking spaces. The building was proposed as a drive-through restaurant. The building proposed for Lot 4 contained approximately 1,200 square feet and 39 parking spaces. The development was proposed as a drive-in restaurant. The building proposed for Lot 3 was proposed as a four (4) story 81-room hotel with 90 parking spaces. The request included the allowance of C-3, General Commercial District uses as allowable alternative uses for the site. The maximum building height approved was 55 feet. Lot 2 was proposed containing 67 parking spaces and Lot 1 containing 158 parking spaces to serve the church. The new parking areas have been constructed. The remainder of the development has not occurred.

The signage plan was approved with 36-foot tall pylon signs containing 160 square feet in area for Lots 3 – 5 (individual signs) adjacent to I-630. A single ground mounted monument sign was approved for each of the lots along Maryland Avenue/South Taylor Street. The monument signs approved allowed a maximum height of ten (10) feet and 100 square feet in area. Building signage approved was on the facades of the buildings with street frontages. A wall sign was proposed on the western façade of the proposed hotel building. This façade did not have public street frontage. The maximum wall signage coverage approved was ten (10) percent of the façade area.

A variance from the Land Alteration Ordinance to allow grading of the entire five (5) lot development with the issuance of a building permit for one or more lots was approved by the Planning Commission on July 23, 2009. The grading of the lots did occur with the development of the parking lots serving St. Mark's Church.

Ordinance No. 20,267 adopted by the Little Rock Board of Directors on May 18, 2010, allowed a revision to the previously approved PCD. The approval allowed St. Mark Baptist Church, located at 5722 West 12th Street, to amend the previously approved PCD by adding additional property to the original site plan and allow an expansion of their facilities. The church planned the construction of a 3,000-seat worship center along with education space for children and teens. Other ancillary space in the project included, meeting rooms, choir suite, television ministry studio, indoor playground space, offices and a catwalk system. The facility was to also house a gathering space for the congregation. This entrance was to be oriented toward the 10th Street/Fair Park intersection and was to create a new "front door" for the church.

The proposed project included the demolition of existing structures, the abandonment of existing streets and easements, the addition of landscaped areas, the installation of a fountain and cross structure and additional off-street parking. The church did not

completely follow the previously approved site plan. Since the time of approval the church has constructed a youth center but has not demolished the existing church sanctuary.

On April 21, 2011, the Little Rock Planning Commission denied a request to revise the previously approved PCD for the northern portion of the site to allow the placement of restaurant space and a convenience store with gas pumps on the site. The denial was not appealed to the Board of Directors.

Ordinance No. 21,330 adopted by the Little Rock Board of Directors on November 3, 2016, allowed a revision to the previously approved PCD, Planned Commercial Development, for the northern portion of the site, Lots 3 – 5. The approval was to allow the construction of a 120-foot by 120-foot building envelope for a 4-story medical office building. The plan indicated the placement of 61 staff parking spaces, 31 handicap parking spaces and 173 patient parking spaces. The hours of operation approved were from 6 am to 8 pm Monday through Friday and from 8 am to 12 pm on Saturday.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the placement of a parking deck over a previously proposed parking deck. There are no other modifications proposed for the site.

B. EXISTING CONDITIONS:

This area of the City contains a mixture of uses including commercial, residential, warehouse, church activities and a cemetery. Across Fair Park Boulevard is a property zoned PCD which contains a restaurant building, a hotel and a convenience store. South of the site on the west side of Fair Park Boulevard St. Mark's Church has removed a number of buildings to allow for future expansion of the church. On the east side of Fair Park Boulevard are vacant and occupied single-family residences. Along West 10th Street on the north side is a refrigeration company, a plumbing warehouse, mini-storage, a multi-story office building and a hotel. On the south side of West 10th Street are church related uses, the sanctuary of St. Mark's Baptist Church, a cemetery and a multi-story office building.

Both West 10th Street and Fair Park Boulevard appear to have been constructed to Master Street Plan standard. Maryland Avenue has been reconstructed to City standards complete with curb, gutter and sidewalk extending from Fair Park Boulevard to West 10th Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, the Oak Forest Neighborhood Association, the Forrest Hills Neighborhood Association and the University District Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. 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.
3. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering, Travis Herbner, Therbner@littlerock.gov or 501.379.1805.
4. Stormwater detention ordinance applies to this property.
5. 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.
6. 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.
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
8. Provide additional right-of-way for "T" turnaround.

E. ISSUES/TECHNICAL/DESIGN:

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the perimeter width requirements is acceptable. A minimum twenty-eight (28) foot buffer is required adjacent to the Fair Park Boulevard right-of-way.
3. Street buffers shall be a minimum of thirty (30) feet in width when abutting an expressway except within mature areas. A twenty-five (25%) percent reduction of the perimeter width requirements is acceptable. A minimum twenty-three (23) foot buffer is required adjacent to the I-630 right-of-way

4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. Building landscape areas 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. 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. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the perimeter width requirements is acceptable.
7. 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. The property is located in the City's designated mature area. A 25% reduction of the interior parking requirements is acceptable.
8. Dumpsters, loading docks, heating and air conditioning units, external storage of materials, communications equipment and similar outside activities and appurtenances shall be screened from abutting properties and streets.
9. An irrigation system shall be required for developments of one (1) acre or larger.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. 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.

F. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to allow the placement of a parking deck over a surface parking lot. Staff questioned the proposed materials and the proposed plantings within the landscape area to soften the impact of the parking deck.

Public Works comments were addressed. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated prior to construction of retaining walls an engineer's certification of design and plans were required to be submitted to Public Works for review and approval. Staff stated upon completion an as-built certification was required.

Landscaping comments were addressed. Staff stated street buffers were required at six (6) percent of the depth of the lot. Staff stated a minimum landscape strip of 30-feet was required along the interstate frontage. Staff stated an automatic irrigation system was required to water landscaped areas.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

G. ANALYSIS:

The applicant provided a revised cover letter to staff addressing the technical issues raised at the April 5, 2017, Subdivision Committee meeting. The applicant has indicated the material of the parking deck will be complimentary to the building materials of the under construction office building. The applicant has also indicated landscaping will be provided within the perimeter planting strips as required by the Landscape Ordinance.

The applicant is requesting to amend the previously approved PCD, Planned Commercial Development, to allow the placement of a parking deck over a previously proposed surface parking lot at the intersection of I-630 and Fair Park Boulevard. The plan indicates the placement of 47 staff surface parking spaces and 16 covered staff parking spaces along the western side of the building. Along the Fair Park side of the development the plan indicates 27 handicap parking spaces, 17 parking spaces in front of the office building to serve as Orthopedic Rehab parking, 102 parking spaces on the ground level of the parking deck and 120 spaces on the upper level of the parking deck. This is a total of 329 parking spaces to serve the office use.

The applicant has indicated the materials for the deck will be architectural metal siding with concealed fasteners. The deck will also contain masonry veneer which will have the appearance of brick. The applicant has indicated the final finish of the deck will not be concrete.

Due to the loss of landscaping, plants and trees within the parking area below the deck, the perimeter plantings will be increased in size to provide more mature landscaping to help soften the visual impact of the parking deck.

Staff is supportive of the applicant's request. The applicant is seeking approval of the revision to the PCD, Planned Commercial Development, zoning to allow the placement of a single level parking deck over an area previously indicated as

parking. Staff feels with the commitment to construct the deck with material including and complimentary to the building and the placement of more mature landscaping on the site there will be little impact on the development or the rea. To staff's knowledge there are no remaining outstanding technical issues associated with the request. There are no other modifications proposed for the site.

H. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow a revision to the PCD, Planned Commercial Development, zoning to allow the placement of a parking deck on the site.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow a revision to the PCD, Planned Commercial Development Zoning to allow the placement of a parking deck on the site and to allow two (2) small building additions to the northern and southern sides of the building. Staff noted the applicant had amended their request to include agreements made with the University District Neighborhood Association in a letter dated April 26, 2017, from the University District Neighborhood Association. 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.