

FILE NO.: Z-8764-A

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NAME: Arkansas Children's Hospital Pediatric Clinic Short-Form POD

LOCATION: Located on the east side of 9000 Block of Dailey Drive.

DEVELOPER:

Arkansas Children's Hospital  
Kim Prescott Facilities Planner  
1 Children's Way Slot 801  
Little Rock, AR 72202

ARCHITECT:

Polk Stanley Wilcox Architects  
Jason Landrum  
2222 Cottdale Lane  
Little Rock, AR 72202

ENGINEER:

McClelland Engineers  
Dan Beranek  
900 West Markham Street  
Little Rock, AR 72201

AREA: 2.43 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 – Geyer Springs West CENSUS TRACT: 41.06

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: POD

PROPOSED USE: Clinic

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow advanced grading of the site.

BACKGROUND:

Ordinance No. 20,614 adopted by the Little Rock Board of Directors on August 2, 2012, rezoned a property to the north of this site from R-2, Single-family to POD to allow Pulaski County to construct a new health unit. The request rezoned 3.02-acres of a 5.41-acre parcel owned by the City of Little Rock. The property is owned by the City of Little Rock which provided a 99-year lease to Pulaski County for the site area containing the health unit. Within the development the county proposed to construct a new county health unit and a comprehensive care center. The health unit contained 6,610 square feet and the comprehensive care center contained 15,775 square feet. The development was proposed in two (2) phases. The health unit has been constructed. No activity has taken place for the comprehensive care center.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval for a rezoning from R-2, Single-family to POD, Planned Office Development, to allow Arkansas Children's Hospital to construct a new one-story, 11,555 square foot pediatric clinic on this site. The clinic is planned to serve the southwest Little Rock community. The facility will be located just east of Dailey Drive and south of Baseline Road. The site is located just south of the Pulaski County Southwest Health Unit. The plan includes a future building expansion area of 3,500 square feet. The normal hours of operation are from 8:00 am to 5:00 pm Monday through Friday, with possible extended hours in the future.

As with the construction of the health unit the City will continue to own the land and will offer a 99-year lease to Children's Hospital.

B. EXISTING CONDITIONS:

The property is heavily wooded with a significant amount of undergrowth. The area to the north is the Pulaski County Southwest Health Unit and future north along Baseline Road is a United States Post Office. East of the site is a City of Little Rock Community Center and police substation. West of the site is vacant property which was previously a mobile home park. South of the site is a warehouse building which appears to be vacant.

In the area along Baseline Road are a number of uses including residential, office and commercial uses. To the northeast is a DHS services building on the south side of Baseline Road and on the north side of Baseline Road are a number of uses including office and residential. Northwest of the site is a nursing home. Further south and west of this site is predominately single-family homes in the Allendale/Allendale Manor and Fairfield/Fairfield Cove Subdivisions.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the Chicot Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Dailey Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Dailey Drive including 5-foot sidewalks with the planned development. The new curb will extend from the centerline the same distance as the curb adjacent to the development to the north.
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.
4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property 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.
6. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to the site.

Entergy: Entergy does not object to this proposal. Power lines are in the vicinity of this proposed clinic. 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. 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.
3. 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.
4. 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.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. 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.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material 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.

9. 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.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Full code review. Contact the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754).

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: No comment received.

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](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Geyer Springs West Planning District. The Land Use Plan shows Public Institution (PI) for this property. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from R-2 (Single Family District) to POD (Planned Office District) to allow the new construction of a pediatric medical clinic on currently vacant lot.

Master Street Plan: The west side of the property is Dailey Drive and it is a Local Street on the Master Street Plan. The primary function of a Local Street 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 are no bike routes shown in the immediate vicinity.

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.
3. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the City, Section 15-102.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. 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. 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.
6. 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). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half ( $7 \frac{1}{2}$ ) 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.
7. 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
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.

9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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: (May 11, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the days and hours of operation, the proposed signage plan and the proposed lighting plan. Staff also requested information concerning the dumpster placement and the hours of dumpster service.

Public Works comments were addressed. Staff stated a grading permit was required prior to construction activities on the site. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated a grading permit would be required prior to any construction activities on the site. The applicant stated the request included a variance from the City's Land Alteration Ordinance to allow advanced grading of the site.

Landscaping comments were addressed. Staff stated a perimeter landscape strip was required adjacent to lands zoned or used as residential. Staff stated a perimeter planting strip was required adjacent to the side of any vehicular use area that abutted adjoining property or street rights of way. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped.

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 a revised site plan to staff addressing the technical issues associated with the request raised at the May 11, 2016, Subdivision Committee meeting. The applicant has provided the days and hours of operation, the proposed signage plan and the proposed lighting plan. The applicant has also provided the dumpster location and the days and hours of dumpster service.

The applicant is requesting to rezone the site from R-2, Single-family to POD, Planned Office Development, to allow Arkansas Children's Hospital to construct a new one-story, 11,555 square foot pediatric clinic on this site. Plan includes a future building expansion area of 3,500 square feet. The clinic is proposed as a

primary care pediatric clinic and will not serve as an urgent care clinic. The clinic is proposed with 18 patient care exam rooms. The normal hours of operation are from 8:00 am to 5:00 pm Monday through Friday, with possible extended hours in the future. The future hours are proposed from 8:00 am to 10:00 pm Monday through Friday and from 8:00 am to 1:00 pm on Saturday.

The site plan includes the placement of a dumpster near the southern perimeter of the site. The dumpster will be screened as typically required per the zoning ordinance. The hours of dumpster service will be between the hours of 7:00 am and 6:00 pm Monday through Friday.

The site plan includes two (2) sign locations. The monument sign is proposed at the entry drive to the clinic. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of 64 square feet. Building signage is proposed with a maximum sign area of ten (10) percent of the front façade fronting Dailey Drive.

The plan indicates the placement of a six (6) foot wood privacy fence along the entire length of the southern perimeter. Fencing is not proposed along the eastern perimeter of the site. The applicant indicates the area to the east is wooded and is adjacent to the City of Little Rock Southwest Community Center. The applicant desires to leave this area open to allow for persons to travel between the Community Center and the clinic.

The applicant indicates the site lighting will be low level and directional, directed downward and into the site. Site lighting will not trespass onto the street or neighboring residents.

The clinic will be staffed with five (5) doctors. The zoning ordinance typically requires the placement of six (6) parking spaces per doctor. Based on the typical parking required a total of 30 parking spaces would be required. The plan as presented includes the placement of 75 parking spaces which includes allowance for the proposed expansion area and additional doctors staffing the facility.

The site plan indicates there will be 41,352 square feet of impervious surface, 36,427 square feet of pervious surface and 11,555 square feet of building area. The total property contains 105,714 square feet of which 16,380 square feet will remain undisturbed. As with the construction of the Pulaski County Health unit the City will continue to own the land and will offer a 99-year lease to Children's Hospital for the clinic operation.

The request includes a variance to allow grading of the site with the recommendation of approval of the POD zoning by the Planning Commission. The applicant has indicated upon approval of the grading request by the Planning Commission site grading will begin to allow the clinic to be completed within the time frame necessary to meet the funding source requirements.



Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning to allow the construction of a children's clinic on the site. The use is a compatible use with the County Health unit which has been constructed to the north of this site. Staff feels the rezoning request as proposed by the applicant is appropriate.

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 Land Alteration Ordinance to allow grading of the site upon approval of the advanced grading request by the Planning Commission.

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PLANNING COMMISSION ACTION:

(JUNE 2, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated May 26, 2016, requesting deferral of this item to the July 14, 2016, public hearing. Staff stated they were supportive of the deferral request. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.

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STAFF UPDATE:

The applicant has slightly modified the site plan to include a phased parking plan. The development will be constructed with 55 parking spaces. The plan indicates the construction of an additional 12 spaces in a future phase. The impervious area proposed for the first phase is 32,629 square feet with 63,568 square feet of pervious surface. The building is proposed containing 11,409 gross square feet of floor area. The total property contains 105,714 square feet of which 27,651 square feet (26.2 %) will remain undisturbed. The plan indicates with the future construction of the additional 12 parking spaces 9,245 square feet will be an impervious surface and 1,980 square feet will be of a pervious surface. There are no other modifications proposed for the overall development plan. Staff continues to be supportive of the applicant's request. 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 advanced grading of the site upon approval of the grading request by the Planning Commission.

PLANNING COMMISSION ACTION:

(JULY 14, 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 the site upon approval by the Planning Commission. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.