

FILE NO.: Z-7381-B

NAME: Lyon College – Revised POD

LOCATION: One World Avenue

DEVELOPER:

One Health
610 President Clinton Ave, Suite 110
Little Rock, AR 72201
501-712-0067
Merritt.dake@onehealthcompanies.com

OWNER/AUTHORIZED AGENT:

One Health
610 President Clinton Ave, Suite 110
Little Rock, AR 72201
501-712-0067
Merritt.dake@onehealthcompanies.com

SURVEYOR/ENGINEER:

Daniel Fowler (Agent)
Cromwell Architects Engineers, Inc.
1300 East 6th Street
Little Rock, AR 72202
dfowler@cromwell.com
(501) 372-2900

AREA: 25.7 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 2

CURRENT ZONING: POD

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to update the current POD for additional buildings and uses. The project includes the redevelopment of the existing Heifer International campus into a Dental and Veterinarian College campus. It includes a series of

new streets and extensive site development and construction of 5 new buildings: 1) Dental School 2) Veterinarian School 3) East Parking Deck 4) West Parking Deck 5) Student Center (expansion of existing building) and renovation of two (2) floors of the existing Heifer Headquarters Building. The project will include replatting the property with updated lot lines and street rights-of way.

B. EXISTING CONDITIONS:

This property is the old Heifer Headquarters Building. The request is in the I-30 Planning District. Surrounding the application area is Mixed Use Urban (MXU) and Park/Open Space (PK/OS). The Future Land Use Plan shows Mixed Use Urban (MXU) for the requested area. The application area is in the Presidential Park DOD.

C. NEIGHBORHOOD COMMENTS:

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: Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.

1. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
2. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and

- drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
3. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
 4. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
 5. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
 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. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
 8. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, slope of pipe, and type of inlets.
 9. Per City Rev. Code Sec. 31-403, the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.

10. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to recording the final plat.
11. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to recording the final plat. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
12. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
13. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
14. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapter 30.
15. Boundary street improvements are required for E. 2nd Street, John Street, and World Avenue per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
16. World Avenue is considered a minor arterial per master street plan. Therefore, a total dedication of additional right of way equaling forty-five (45) feet to the City of Little Rock will be required. This total dedication of additional right of way will depend on the location of the centerline of the existing street and the centerline of the existing right of way.
17. E. 2nd Street and John Street are considered local streets per master street plan. Therefore, a total dedication of additional right of way equaling twenty-five (25) feet to the City of Little Rock will be required. This total dedication of additional right of way will depend on the location of the centerline of the existing street and the centerline of the existing right of way.

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

Little Rock Water Reclamation Authority:

Submit the wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met. A water main extension will be needed to provide water service to this property. 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. 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 Little Rock Fire Department is required. 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. Contact Central Arkansas Water regarding the size and location of the water meter. 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 Customer Owned Line Agreement is required. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection 3.

NAME TYPE ISSUE COMMENTS:

Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

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 backflow preventer shall be required. This development will have a minor impact on the existing water distribution system.

Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department:

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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 - Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

This site lies within the Presidential Park Overlay District and must meet the ordinance requirements of Chapter 36, Article V, Division 11 – Presidential Park Overlay District.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows Mixed Use Urban (MXU) for the requested area. This category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian-oriented area are appropriate. The application is to rezone from POD to POD.

Surrounding the application area is Mixed Use Urban (MXU) and Park/Open Space (PK/OS). The Mixed Use Urban (MXU) category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

The application area is in the Presidential Park DOD.

Master Street Plan:

World Avenue is a Minor Arterial.

E 3rd Street, E 2nd Street, John Street, and Shall Avenue are local streets. Local public street that is abutted by non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. Commercial streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

E 2nd Bike is shown on the Master Bike Plan Map with a proposed Class 1 Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

E 3rd Street is shown with proposed Class 2 bicycle lanes. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

World Avenue, John Street, and Shall Avenue are shown with Class 3 Bike Routes. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to update the current POD for additional buildings and uses. The project includes the redevelopment of the existing Heifer International campus into a Dental and Veterinarian College campus. It includes a series of new streets and extensive site development and construction of 5 new buildings: 1) Dental School 2) Veterinarian School 3) East Parking Deck 4) West Parking Deck 5) Student Center (expansion of existing building) and renovation of two (2) floors of the existing Heifer Headquarters Building. The project will include replatting the property with updated lot lines and street rights-of way.

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The New West Parking Garage will provide spaces for approximately four hundred (400) cars. The New Ed Building:Dental/Shared facility will be used for instruction of Dental Medicine and have a small treatment center. There will be a simulation laboratory, three classrooms and student gathering spalces. The Ed Veternarian building will be used for instruction of the Vetinary Medicine. It will have ten

classrooms, an anatomy lab, clinical skills lab and communication skills rooms for training the identification of ailments. There will be kennels for canine and felines as well as stations for surgery preparation and recovery. There will be locker rooms for students and spaces for student gathering and group learning. The New East Parking Garage will provide spaces for approximately five hundred (500) vehicles and will also include five ground floor retail spaces and a large mechanical room. The retail spaces are speculative and are approximately 2,500-2,900 square feet each with front and rear access. The New Auditorium includes a multi-functional conference and performance space with stage, prefunction space, warming kitchen and supporting storage spaces. There is a corner speculative retail space of approximately 3,600 square feet. The existing museum and multi-purpose conference center will be repurposed into a student center and café. The existing warming kitchen will be replaced with a full-service kitchen with the ability to support conferences and made-to-order food with a limited menu. The existing Heifer building will continue to be used as an office space. The first and second floor will house the faculty offices for Lyon College, while the third and fourth floors will house Heifer International. There are no major programmatic, structural or mechanical changes proposed for this building.

The Presidential Park Overlay District allows a maximum building height of forty-five (45) feet between McLean and John Streets. The existing and proposed building heights are as follows:

- Existing Heifer Headquarters
Building Height: 80'-3"
No. of Stories: 4 stories

- Dental School
Building Height: 41'-3"
No. of Stories: 2 stories

- Veterinarian School
Building Height: 51'-6"
No. of Stories: 3 stories

- East Parking Deck
Building Height: 68'-6"
No. of Stories: 6 stories

- West Parking Deck
Building Height: 46'-6"
No. of Stories: 6 stories

- Student Center
Building Height: 30'-0"
No. of Stories: 1 story

If there are to be dumpsters on this site, they must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any future new sight lighting must be low-level and directed away from adjacent properties.

The applicant submitted a traffic impact study for the proposed project. The traffic impact study has been reviewed and approved by the Engineering Division of the Department of Planning and Development.

Staff is in support the requested POD update. Staff believes the request is reasonable and that the proposed POD use is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the revised POD Zoning, subject to compliance with the comments and conditions noted in paragraphs D, E and F, and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval subject to compliance with the comments and conditions noted in paragraphs D, E and F, and the staff analysis of the agenda staff report. The item stayed on the Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions.