

FILE NO.: Z-8632-A

NAME: Arkansas Urology Ambulatory Surgery Center Reestablishment and Revised Long-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

CURRENT ZONING: POD

ALLOWED USES: Parking lot

PROPOSED ZONING: Revised POD and O-3, General Office District

PROPOSED USE: Ambulatory Surgery Center and parking

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 since expired.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Arkansas Urology owns and operates a facility at 1300 Centerview Drive. Arkansas Urology also owns an adjacent 2.9 acre tract to the west of the existing facility. The request is to develop a new ambulatory surgery center and parking west of their existing building. The proposed building is one story containing approximately 8,300 square feet. The new building will 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 is proposed similar to the existing building. The roof is proposed with partial metal sloped roof and partial flat roof for ease of future expansion. The proposed additional parking will be phased.

The request includes a variance to allow advanced grading of the future phases with the construction of the new building.

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. A property to the west is zoned POD and is being redeveloped as a daycare center. Also to the west is a property zoned POD which is developed as an office warehouse containing four buildings.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the John Barrow Neighborhood Association and the Sandpiper 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. 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.

3. Stormwater detention ordinance applies to this property.
4. The existing detention pond should be cleaned to function as originally designed prior to issuance of Certificate of Occupancy.
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 main extension required, with easements, if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A 3 phase, underground, power line exists along the northwest property line to feed a transformer for the existing building. There are currently no other Entergy facilities on this property. Contact Entergy in advance to discuss service requirements and facilities locations for the new building.

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 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.
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. 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 if additional fire protection or metered water service is required.
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 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.
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:

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.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is not currently served by CATA at this location. This location is not currently in CATA's long range planning. The proposal has no impact to current service. Maintaining the bicycle and pedestrian way in this area is important to accessing transit; an important feature for future planning and development of this area.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review 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 Ellis Mountain Planning District. The Land Use Plan shows Office (O) for this property. 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 rezoning from O-3, General Office District and POD (Planned Office District) to POD (Planned Office District) to allow for the development of a surgery center and additional parking on this site.

Master Street Plan: Centerview Drive is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This 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 along Centerview Drive. Bike Routes require no additional right-of-way, but only a sign or Sharrow.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading

- or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
3. 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.
 4. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
 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. An irrigation system shall be required for developments of one (1) acre or larger.
 7. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.

G. SUBDIVISION COMMITTEE COMMENT: (April 1, 2015)

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 days and hours of operation for the surgery center. Staff also questioned if there would be overnight stay associated with the surgery center.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing on the site. Staff also stated the City's stormwater detention ordinance would apply to the development of the site.

Landscaping comments were addressed. Staff stated a minimum of eight (8) percent of the vehicular use area was to be landscaped. Staff stated a small amount of building landscaping would be required with the future development of the site.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no issues raised at the April 1, 2015, Subdivision Committee meeting which required the applicant to provide a revised site plan. The applicant is requesting a rezoning from O-3, General Office District and POD, Expired to

POD to allow the construction of an ambulatory surgery center and additional parking to serve Arkansas Urology located at 1300 Centerview Drive. The 2.9 acre property located to the west of the existing facility was previously purchased by Arkansas Urology and was proposed for additional parking. The parking was not constructed and the POD zoning has since expired.

The parking is proposed in two (2) phases. Forty-four (44) parking spaces will be constructed in the first phase and thirty-four (34) parking spaces will be constructed in the second phase.

In addition to developing parking on the 2.9-acre property the applicant is requesting to construct a new ambulatory surgery center west of their existing building. The proposed building is one story containing approximately 8,300 square feet. The new building will 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 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 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 to allow grading of future phases with the development of the first phase.

PLANNING COMMISSION ACTION:

(APRIL 23, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation 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 to allow grading of future phases with the development of the first phase.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff by a vote of 11 ayes, 0 noes and 0 absent.