

FILE NO.: Z-8842-B

NAME: CARTI Master Plan Long-form POD

LOCATION: 8901 CARTI Way

DEVELOPER:

CARTI
8901 CARTI Way
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

CARTI/owner
Crafton Tull/authorized agent

SURVEYOR/ENGINEER:

Crafton Tull
10825 Financial Center Pkwy., Suite 300
Little Rock, AR 72211

AREA: 37 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 10 CENSUS TRACT: 24.03

CURRENT ZONING: O-2, Office and Institutional; O-3, General Office;
OS, Open Space; C-3, General Commercial

ALLOWED USES: O-2, O-3 and C-3 uses; Open Space

PROPOSED ZONING: POD

PROPOSED USE: Cancer treatment center and supporting uses

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On March 7, 2013, the Commission approved a zoning site plan review to allow for the construction of the CARTI medical facility on the O-2 zoned portion of this site, located

on the south side of CARTI Way. On June 20, 2016, the Commission approved a zoning site plan review to allow for construction of a second building on that property.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a proposal to rezone the 37 acre CARTI property from O-2, office and institutional district, O-3, general office district, C-3, general commercial district, and OS, open space district, to POD. The application contains an overall CARTI Campus Master Plan which shows in addition to its current facilities, several new buildings and well as a building expansion onto the existing facility and the existing parking deck. Future additions proposed under this application include:

- a. A 16,000 square foot Proton Treatment Center and surface parking
- b. 2: A 150,000 square foot, 6-story expansion to the existing facility for inpatient and outpatient treatment.
- c. 2 a: A 2-level, 128 space expansion to the existing parking deck
- d. 2 b: A central plant expansion to serve item 2.
- e. MOB - 1 (medical office building): A two floor, 64,000 sq. ft. medical office building with surface parking
- f. A 32 room hotel for patients and family members
- g. Five cottages plus 3 RV pads for patients and family members. Each cottage is 1,200 sq. ft.
- h. MOB - 2 (medical office building): A 16,000 sq. ft. medical facility and parking deck
- i. A 25' x 50' maintenance building.

In addition to the items listed above, CARTI will build a continuous sidewalk from Barrow Road to the campus. CARTI will also work with Rock region Metro to locate a bus stop on campus and construct a cul-de-sac to serve as a turn-around for vehicular traffic at the end of CARTI Way. CARTI is proposing that a speed table and an RRFB be located across CARTI Way, between the north and south campuses.

B. EXISTING CONDITIONS:

The existing CARTI facility occupies the currently O-2 zoned portion of the property located on the south side of the street. The western portion of the property, closest to John Barrow Road, is undeveloped. The property on the north side of the street is undeveloped. South of the site are a church, single family homes, a vacant multifamily tract and a mixture of commercial use. North of the site is Interstate 630. West of the site is a commercial shopping center type property containing

office and commercial uses. West of the site are facilities containing a nursing home, convalescent hospital and elderly housing apartments.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the John Barrow and Brownwood Terrace Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A grading permit in accordance with section 29-186 (c) & (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 the applicant requesting a variance for advanced grading?
2. Provide status of restoration of the unpermitted cleared area.
3. Storm water 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 association.
4. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
6. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
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. Retaining walls designed to exceed 15 ft. in height are required to seek a variance for construction. Provide proposed wall elevations.
9. Prior to construction of retaining walls, a 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.

10. Pedestrian access from the proposed development to the sidewalk in the public right-of-way should be provided.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project. Capacity Fee Analysis Required. FOG Analysis required if Food service on site.

Entergy:

Entergy does not object to this proposal, however have concerns on serving the new buildings. We would like to discuss all the options to serve. We could propose that a line be installed along CARTI Way (with right of way) to connect with the existing transformer to provide a loop. The construction on the north side of CARTI Way currently has no electric facilities. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

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.

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.

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.

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 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.

Fire Department:

Maintain Access:

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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. In addition, the far west end of the property must comply with the John Barrow Road Overlay District.
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 average depth of the lot at Building 4 (Hotel) is approximately 250 linear feet. **A minimum fifteen (15) foot street buffer is required between the property line and the Carti Way right-of-way.**
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. A minimum of seventy (70) percent of the land use buffer shall be

undisturbed. Easements cannot count toward fulfilling this requirement. The property to the east of Building 3 (Carti MOB) is zoned PD-R, the property north of Buildings 1 (Proton Clinic) and 3 (Carti MOB) is zoned R-2, and the property south of Building 4 (Hotel) is zoned MF-12, and. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer. Buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. **In addition to the undisturbed buffer, and the opaque screening, additional landscape will be required on the above-mentioned property lines.**

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). 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 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 irrigation system 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. TRANSPORTATION/PLANNING:

Rock Region Metro: Recommend sidewalks from cottages, hotel and parking deck to connect to main sidewalk along the street

Planning Division: This request is located in Boyle Park 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 O2 (office and institutional district) to POD (Planned

Office Development) to expand the existing building, add an office-clinic building, hotel, and cottages.

Master Street Plan: Carti Way bi-sects the proposed development and it is shown as a Local Street on the Master Street Plan. The primary function of Local Streets 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.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before May 22, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (May 15, 2019)

The applicant was present. Staff presented the item and noted additional information was needed. Staff noted there were several items required under the submission requirements of section 36-456 that needed to be provided. Staff requested the applicant provide the proposed building height for each building and a signage plan. Staff asked the applicant to indicate the location of dumpsters and required screening. It was noted that the buffer indicated along the south perimeter was located within an easement and needed to be relocated outside of the easement. Staff noted a proposed gravel fire lane on the north side of the street, near the Proton Clinic and Medical Office building. It was noted that parking spaces were located off of that gravel driveway. Staff stated the driveway either needed to be paved or used only for emergency fire access and not for access to parking.

Public Works comments were presented and discussed. In response to a question, the applicant stated there would likely be an advance grading request. Staff asked about the status of an unresolved land alteration issue where a number of trees had been removed from the property on the north side of CARTI Way. The applicant responded that his proposed site plan showed a desire to develop that area and the property would be landscaped and buffered to comply with typical code requirements. He stated there would also be a need for a laydown area during construction of the medical office building and Proton Clinic that would likely involve the area of contention. The applicant was advised to indicate the proposed location for stormwater detention facilities on the plan. There was a brief discussion of the applicant's proposal to have a four-way stop with pedestrian crossing at CARTI Way and the driveways to the Proton Clinic and the existing CARTI facility. Staff stated such could be considered if traffic warrants are met.

Landscape comments were discussed. It was noted the plan appeared short of required landscaping and buffers in some areas. The applicant responded that corrections would be made.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by May 22, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

CARTI is requesting approval of a proposal to rezone their 37 acre property located on both sides of CARTI Way to POD. The application contains an overall CARTI Campus Master Plan which shows, in addition to its current facilities, several new buildings and building expansions.

The applicant submitted responses to the issues raised at subdivision committee. The plan for the area on the north side of the street was modified to eliminate a previously proposed parking deck and to flip the Proton Clinic and Medical Office Building 1. A previously proposed four-way intersection at CARTI Way and the driveways onto the north and south campuses has been removed from the plan. A gravel fire lane shown on the initial plan has been removed. Building setbacks have been indicated. Dumpster/trash collection locations have been indicated and will be screened to comply with code.

The tree line shown on the site plan is a graphic representation of CARTI's intent to preserve as much of the natural wooded area between the building sites and the property lines as possible. CARTI intends to clear only enough ground to accommodate the structure, parking or construction lay down area. An advance grading plan is applied for to allow advance grading of the MOB 1 building site in conjunction with construction of the Proton Clinic. This is necessary to provide a construction lay down area during the Proton Clinic Construction. It is not anticipated at this time that any of the other proposed facilities will require an advance grading permit to accommodate their construction. However, conditions may change. Should this be the case, an advance grading permit will be applied for each particular project as needed.

The first phase of the master plan is development of the Proton Clinic. The other structures and improvements represent a 5 – 10 year development plan.

Anticipated building heights are as follow:

1. Proton Treatment Facility – 65 ft.
2. MOB 1- 45 ft.
3. CARTI Main Building Expansion – 93 ft.
4. Parking Deck Expansion – 22 ft.

5. MOB 2 – 45 ft. Hotel – 37 ft.
6. Maintenance Building – 20 ft.
7. Cottages – 18 ft.

A main facility sign will be located in the triangular island in front of the main building. Other signage will likely include wall signage on the front facades of the buildings and directional signage.

The buffer on the south side of the property will be placed outside the utility easement. All site lighting will be low-level and directional, shielded downward and into the site.

Stormwater detention facilities have been shown on the plan and site distance certification was provided. No retaining wall height variances are required.

Staff is supportive of the requested phased POD. Staff believes the matter of the outstanding land alteration issue can be addressed by attaching an additional condition to the approval of the POD. Typically, the applicant in the planned development process shall have three years from the date of passage of the ordinance approving the preliminary approval to submit the final development plan. In this case, staff believes it is appropriate to require submittal of a final plan and building permit application for the Phase I, Proton Clinic facility no later than December 31, 2020; one month shy of three years from the date a notice of violation was issued to CARTI on January 31, 2018.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested POD subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.
2. The final plan and building permit application for the Proton Clinic must be submitted no later than December 31, 2020.

Staff recommends approval of a variance to allow advance grading of the Medical Office Building (MOB) 1 in conjunction with construction of the Proton Clinic.

PLANNING COMMISSION ACTION:

(JUNE 6, 2019)

The applicants were present. There were no registered objectors present. Staff presented the item and a recommendation of approval subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.
2. The final plan and building permit application for the Phase I building located on the north side of CARTI Way must be submitted no later than December 31, 2020.

Staff recommended approval of a variance to allow advance grading of the Medical Office Building (MOB)/Proton Clinic site in conjunction with construction of the adjacent Medical Office Building (MOB)/Proton Clinic, whichever occurs as the first phase.

There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.