

FILE NO.: Z-8472-C

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NAME: Mid-town at 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: Revised PCD

ALLOWED USES: Hotel, Restaurant, Parking lot

PROPOSED ZONING: Revised PCD

PROPOSED USE: Revised the site plan to allow a medical office building on Lots 3 - 5

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 12<sup>th</sup> 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 10<sup>th</sup> 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD for the northern portion of the site, Lots 3 – 5, to allow the construction of a 120-foot by 120-foot building envelope for a 4-story medical office building. The plan indicates the placement of 61 staff parking spaces, 31 handicap parking spaces and 173 patient parking spaces. The hours of operation are from 6 am to 8 pm Monday through Friday and from 8 am to 12 pm on Saturday.

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 10<sup>th</sup> 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 10<sup>th</sup> Street are church related uses, the sanctuary of St. Mark's Baptist Church, a cemetery and a multi-story office building.

Both West 10<sup>th</sup> 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 10<sup>th</sup> Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site, the University District, the Oak Forest Neighborhood Association, the Fair Park Residents Association, the Curran Conway 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 at 501.379.1805 or [therbner@littlerock.org](mailto:therbner@littlerock.org).
4. Stormwater detention ordinance applies to this property. Show proposed location of the detention facility.
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. Proposed private improvements show to be within the existing right-of-way.
8. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50-feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Maryland Avenue with Fair Park Boulevard.
9. 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:

Little Rock Wastewater: Sewer main extension required with easements if new public sewer service is required for this project. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing power line exists on Fair Park Boulevard to the east of this proposed development site. There do not appear to be any conflicts with existing electrical facilities. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceed.

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. 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.
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. 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.

Fire Department:

1. Maintain Access.
2. 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.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 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.
4. 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.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
  - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
  - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
    - i. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
  - c. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
6. 30-foot Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4.

- a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
  - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
  - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
  - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. 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 (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is located near Rock Region Metro Routes #17 – Mabelvale-Downtown, #25 – Pinnacle Mountain Express, #26 – Oak Grove Maumelle Express and #3 – Baptist Medical Center.

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 I-630 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A

Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a revision to the PCD zoning (Planned Commercial District) to revise the site plan and allow for the construction of a medical office building.

Master Street Plan: To the east of the property Fair Park Boulevard and it is a Minor Arterial, to the south of the property is West 10<sup>th</sup> Street and it is a Collector, to the north of the property is I-630 and it is a Freeway on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Fair Park Boulevard since it is a Minor Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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 I Bike Path between the north property line of this property and I-630. A Bike Path is to be a paved path physically separate for the use of bicycles.

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-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. 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.

G. SUBDIVISION COMMITTEE COMMENT: (October 12, 2016)

The applicants were present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested information concerning the proposed building height, any proposed fencing and the proposed signage plan. Staff stated all site lighting was to be low level and directional, directed downward into the site. Staff questioned if there would be any area of covered drop-off for the patients.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing on the site. Staff stated any broken curb, gutter or sidewalk was to be repaired prior to the issuance of a certificate of occupancy. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated no obstruction to visibility could be located within a triangular area 50-feet from the intersecting right of way lines.

Landscaping comments were addressed. Staff stated street buffers were required along all street sides. Staff stated since the site was located within the designated Mature Area the buffers could be reduced to no less than six feet nine inches (6-feet 9-inches). Staff stated a perimeter planting strip was required along any

side of a vehicular use area that abutted adjoining property or the street right of way. Staff stated eight percent (8%) of the vehicular use area was to be designated as green space.

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 October 12, 2016, Subdivision Committee meeting. The revised plan includes a covered area for patient drop-off. The applicant has provided the proposed signage plan, noted the proposed fencing plan and indicated the maximum building height.

The request is to amend the previously approved PCD for the northern portion of the site, Lots 3 – 5, to allow the construction of a 120-foot by 120-foot building envelope with a 4-story office building. The applicant has indicated the maximum building height of the eastern side of the building will be 64-feet and the western side 80-feet. The site slopes downward from east to west which allows the placement of parking on the lower level of the building entered from the west side of the building.

The plan indicates the placement of 22 staff surface parking spaces, 39 covered staff parking spaces, 35 handicap parking spaces and 162 patient parking spaces. The site is proposed with 20 doctors. Parking for a medical office use is typically based on six (6) parking spaces per doctor or dentist. With 20 doctors utilizing the site 120 parking spaces would typically be required to serve the development. The plan indicates 258 parking spaces to serve the development.

The applicant is requesting signage on all four (4) facades of the building. The site has street frontage on three (3) sides. The only façade without direct street frontage is the western façade. There is however, a right of way for Fillmore Street which ends at this property's southern boundary. The total signage on all facades will be limited to a maximum of ten percent of the façade area on which the sign will be placed. The plan indicates the placement of ground signage not to exceed six (6) feet in height and sixty-four (64) square feet in three (3) locations, all placed in areas with street frontage.

The hours of operation are from 6 am to 8 pm Monday through Friday and from 8 am to 12 pm on Saturday. Dumpster service will be limited to Monday through Friday from 7 am to 6 pm.

The site plan indicates the placement of a street buffer along Fair Park Boulevard with an average buffer width of approximately 25-feet varying from 22-feet to a maximum of 27-feet. The street buffer along I-630 has an average buffer width of 24-feet varying from 17-feet at the northeast corner of the site to 38-feet along the building. The buffer along Maryland Avenue is indicated at 9-feet.

Staff is supportive of the applicant's request. The site plan as presented allows for the development of a medical office in-lieu of a hotel and two (2) restaurant spaces. In staff's opinion the applicant has done an adequate job in addressing the technical issues associated with the proposed site development. The parking as proposed far exceeds the typical parking required for a medical office building but according to the applicant the medical office is heavily staffed to provide the required services to the patients. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed 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.

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PLANNING COMMISSION ACTION:

(NOVEMBER 3, 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 2 absent and 1 open position.