

FILE NO.: Z-5884-C

NAME: Quattro Little Rock Revised Short-form PCD

LOCATION: Located at 12300 Chenal Parkway

DEVELOPER:

Quattro Development
1100 Jorie Boulevard, Suite 140
Oak Brook, IL 60523

ENGINEER:

Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935

AREA: 0.79 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

PCD

ALLOWED USES:

Rental truck leasing

PROPOSED ZONING:

Revised PCD

PROPOSED USE:

Medical clinic

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

Ordinance No. 16,781 adopted by the Little Rock Board of Directors on October 18, 1994, rezoned this site from C-3, General Commercial District to PCD. The approval was to allow a Brent Tyrrell Leasing to operate an automobile leasing company from the site.

Ordinance No. 17,223 adopted by the Little Rock Board of Directors on July 2, 1996, allowed the rezoning of this site from C-3, General Commercial District and PCD for a Phase II portion of the development. This development was proposed as a mixed use development and allowed the expansion of Brent Tyrrell Leasing and construction of a new building on a property located immediately east of the original site. This development did not occur. The Board of Directors adopted Ordinance No. 17,554 on

August 5, 1997, revoking the PCD zoning and restoring the C-3, General Commercial District zoning.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to amend the previously approved PCD located at 12300 Chenal Parkway to allow a MedExpress development on the site. The development is proposed with a one-story, 4,718 square foot immediate care medical office building with associated utility services. The proposed parking lot will consist of 37 parking spaces.

B. EXISTING CONDITIONS:

The site is located on Chenal Parkway adjacent to Brent Terrells Way. To the north is Entergy's storage yard. To the east is a bank and further east are a number of retail and restaurant uses. South of the site is Wal-Mart. West of the site is a shopping center containing a mix of uses including restaurant and retail uses.

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 Gibraltar Heights/Timber Ridge/Pointe West Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Chenal Parkway including 5-foot sidewalks with the planned development. An additional west bound lane should be provided on Chenal Parkway. The widening in this area will provide three (3) continuous west bound lanes on Chenal Parkway from Shackelford Road to Markham Street. A public project has been prepared to remove the intersection islands at Autumn Road and Westhaven Drive.
2. Brent Tyrrells Way is a private access easement and not a public street.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. Stormwater detention ordinance applies to this property. Maintenance should be performed to the existing stormwater detention system for it to function as originally designed.

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 project.

Entergy: Entergy does not object to this proposal. A 3 phase power line exists on the north property line and currently provides service to buildings in the area. Contact Entergy if any changes regarding service requirements and facilities location(s) are needed.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. A 48-inch raw water line and a 72-inch raw water line cross the site within a 50-foot wide waterline easement in the middle of this property. Care must be taken to protect these water lines and any appurtenances, such as access and air release vaults, or monumentation which may be in the area. No signs, light poles, dumpster pads or other structures on foundations will be allowed within the existing 50-foot waterline easement. Paved parking and driveways are allowed. Field verification of the pipeline depth and location will need to be made by Central Arkansas Water. Construction of the proposed improvements must be performed with materials and techniques that will not harm or damage the pipelines or interfere with the operation. Due to the critical nature of the 39-inch raw water line located near this grading please contact CAW at 501.594.5261 24-hours prior to any work within the water right of way.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
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: 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.

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.

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 currently served by CATA at this location via Route #5. This location is currently in CATA's long range planning. Suggest completing the pedestrian access to the place of work. Reducing the curb radii to allow for a shorter pedestrian crossing distance. 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 the 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 Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from PCD (Planned Commercial District) to PCD (Planned Commercial District) to allow redevelopment of this site for a medical office use. The site is within the Chenal Design Overlay District.

Master Street Plan: Chenal Parkway is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial. 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. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. 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: (April 1, 2015)

The applicant was present. Staff presented an overview of the item stating there were a number of outstanding technical issues associated with the request. Staff questioned if the existing building would be removed and a new building constructed. Staff also requested additional information concerning the number of doctors and/or nurse practitioners to staff the facility. Staff requested information concerning the proposed signage plan.

Public Works comments were addressed. Staff stated a third lane was required along Chenal Parkway. Staff also stated any broken curb, gutter or sidewalk located in the right of way was required to be replaced prior to the issuance of a certificate of occupancy. Staff stated detention was required with the redevelopment of the site. Staff stated if the disturbed area was one (1) or more acres a NPDES stormwater permit from the State was required.

Landscaping comments were addressed. Staff stated with the new construction the site was to come into compliance with the minimum standards of the landscape ordinance.

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:

The applicant submitted a revised site plan to staff addressing a number of the issues raised at the April 1, 2015, public hearing. The applicant has provided the number of professionals to staff the facility and the proposed signage plan.

The applicant is requesting to amend the previously approved PCD located at 12300 Chenal Parkway to allow a MedExpress development on the site. The development is proposed with a one-story, 4,718 square foot immediate care

medical office building with associated utility services. The maximum building height proposed is 26-feet. The facility will be staffed with one (1) doctor at a time. The facility will operate seven (7) days per week from 8:00 am to 8:00 pm.

The proposed site plan includes 37 parking spaces. The zoning ordinance typically requires the placement of six (6) parking spaces per doctor or medical professional. The facility will one (1) doctor at a time at the facility. Staff is supportive of the parking. This facility does not see patients by appointment but on a first come first serve basis.

The site plan indicates the placement of monument sign at the driveway entrance to the development. The sign is proposed consistent with signage allowed in the Financial Center/Chenal Parkway Design Overlay District or a maximum of eight (8) feet in height and one hundred (100) square feet in area. Building signage is proposed on three (3) of the building facades. The signs are proposed on the front, facing Chenal Parkway, on the east facing Brent Tyrrells Way (a private access easement) and on the western façade, which is located over the entrance to the clinic. These signs are 2.5-feet in height and 17.8-feet in length for a total sign area of 44.5 square feet. Staff is supportive of the signage as proposed.

Staff is supportive of the applicant's request. The applicant is proposing the redevelopment of the site with a medical clinic. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the redevelopment of the site as a medical clinic 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.

PLANNING COMMISSION ACTION:

(APRIL 23, 2015)

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 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.