



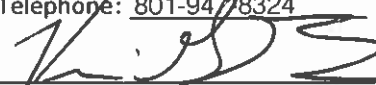

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: SARC by HSH ASC Keller, LLC c/o Kelly Hiett with CESO, Inc.
Street Address: 1220 Keller Parkway
City: Keller State: TX Zip: 76248
Telephone: 615-928-5126 Fax: _____ E-mail: hiett@cesoinc.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Millrock Investment Fund 1, LLC
Street Address: 2100 Pleasant Grove Blvd.
City: Pleasant Grove State: UT Zip: 84062
Telephone: 801-947-8324 Fax: _____ E-mail: kevin.long@colliers.com


Signature of Applicant
Date: June 17, 2021

Signature of Owner Printed Name of Owner
Date: June 17, 2021
Mill Rock Inv. Fund 1, LLC
manager: Kevin G. Long

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1220 Keller Parkway TAD#: 42065222
Legal Description:
Lot(s): 10 Block(s): B Subdivision Name: Keller Town Center Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: TC Town Center/ Commercial Proposed Zoning: unchanged
Current Use of Property: Medical Emergency Center
Proposed Use of Property: Ambulatory Surgery Center



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SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input type="checkbox"/> KH	The application fee
<input type="checkbox"/> N/A	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input type="checkbox"/> KH	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • the paving of streets, alleys and sidewalks, • means of ingress and egress to public streets, • provisions for drainage, • adequate off-street parking, • screening and open space, • heights of structures, • compatibility of buildings, ✓ hours of operation, and • time limits. <p>✓ A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> 1) The use is harmonious and compatible with surrounding existing uses or proposed uses; 2) The activities requested by the applicant are normally associated with the permitted uses in the base district; 3) The nature of the use is reasonable and appropriate in the immediate area; 4) Any negative impact on the surrounding area has been mitigated; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<input type="checkbox"/> KH	A legal description or meets and bounds description of the property.
<input type="checkbox"/> KH	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • topography, • and boundary of SUP area; • physical features of the site; • existing streets, alleys and easements; • location of future public facilities; • parking ratios, the final Detailed Site Plan; • building height and location, elevations; • site landscaping; • off-street parking facilities; • size, height, construction materials, and locations of buildings and the uses to be permitted; • location and instruction of signs; • means of ingress and egress to public streets; • the type of visual screening such as walls, plantings and fences; • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and; • other information to adequately describe the proposed development and to provide data for approval. <p style="color: red; text-align: right;">Not required. Architectural Site plan and Floor Plan included.</p>
<input type="checkbox"/> N/A	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/> N/A	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/> N/A	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

June 21, 2021

City of Keller
1100 Bear Creek Parkway
Keller, TX 76248
Phone: 817-743-4110

RE: SARC by HSH ASC Keller, LLC
1220 Keller Parkway
Keller, TX 76248

Dear City of Keller:

CESO, Inc. is pleased to submit the enclosed package for consideration of a Specific Use Permit Amendment.

Amendment Requested: Change of the entity name from "Advanced Care Medical" to be listed as "SARC by HSH ASC Keller, LLC". The name include an abbreviations for Surgical Ambulatory Regional Centers (SARC), Ambulatory Surgery Center (ASC) and Health Solutions Holding (HSH). The building signage would be branded as "HSH Surgical".

Project Description:

The project consists of a tenant improvement with minor exterior modifications to an existing "B" occupancy building consisting of 10,260 s.f. Exterior modifications consist of paving and curb repair and landscaping. interior modifications consist of new interior partition walls, restrooms, treatment rooms, operation rooms, and lobby area for an ambulatory surgery center.

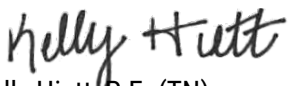
Use of the Building: This building will be used as an Ambulatory Surgery Center.

Hours of Operation: Monday through Friday 8 am to 6 pm.

Based on the above, we respectfully request approval of a name change to allow the tenant to be listed as SARC by HSH Keller, LLC.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,



Kelly Hiatt, P.E. (TN)
Sr. Project Manager
(615) 928-5126
hiatt@cesoinc.com

Enclosures