

FILE NO.: Z-5758-F

NAME: PVK Development Lot B Short-form POD

LOCATION: Located in the 15000 Block of Kanis Road, just West of the Kanis and Pride Valley Roads intersection

DEVELOPER:

Kanis Pride, LLC
Graham Smith Construction
15100 Pride Valley Road
Little Rock, AR 72223

SURVEYOR:

Thomas Engineering Company
3810 Lookout Road
North Little Rock, AR 72116

AREA: 1.38 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 18 – Ellis Mountain CENSUS TRACT: 42.18

CURRENT ZONING: PCD, Planned Commercial Development

ALLOWED USES: Single-family, Mini-warehouse and O-2, Office and Institutional

PROPOSED ZONING: POD, Planned Office Development

PROPOSED USE: O-2, Office and Institutional Zoning District uses and Contractors office with limited indoor storage and warehousing of materials

VARIANCE/WAIVERS:

1. A variance from the City's Land Alteration Ordinance to allow grading of Lot C with the development of this site.
2. A variance from Sections 30-43 and 31-210 to allow the placement of the drive on Kanis Road as proposed.

BACKGROUND:

The site contains 12.95-acres and is located on the northwest corner of Kanis Road and Pride Valley Road. Ordinance No. 16,732 adopted by the Little Rock Board of Directors on August 16, 1994, rezoned the site from R-2, Single-family to O-2, Office and Institutional.

On March 12, 2015, the Little Rock Planning Commission denied a request to rezone the site to PCD to allow the development of the site with a mixed use development. Lot A was proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. Lot B was proposed with frontage along Kanis Road with C-3, General Commercial District uses as allowable uses. This area was to be subdivided into additional lots in the future as dictated by market demand. Tract C was proposed with detention and Tract D was proposed as open space. The development included 15 single-family lots fronting onto Pride Valley Road. The lots were proposed with 50-foot widths, 30-foot front yard setbacks, 20-foot rear setbacks and 5-foot side yard setbacks.

Ordinance No. 21,050 adopted by the Little Rock Board of Directors on June 2, 2015, allowed a rezoning of the site from O-2, Office and Institutional to PCD to allow the development of the site with the same number of lots and layout as was previously denied but limited the development of Lot B to O-2, Office and Institutional Zoning District uses.

Lot A was proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. Lot B was proposed with frontage along Kanis Road with O-2, Office and Institutional uses as the allowable uses. The area was to be subdivided into additional lots in the future as dictated by market demand. Tract C was proposed with detention and Tract D was proposed as open space.

The development included 15 single-family lots with frontage along Pride Valley Road. The lots were proposed with 50-foot lot widths, 30-foot front yard setbacks, 20-foot rear setbacks and 5-foot side yard setbacks.

Phase I of the project consisted of the construction of the residential lots on Pride Valley Road and grading of the site. The applicant requested a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the single-family homes. The applicant indicated the advanced grading would include all of Lot A, the residential lots and the rear 50-feet of Lot B. The request also included the allowance of 2:1 slopes within the mini-warehouse portion of the development.

A portion of the site has been graded and the single-family homes located along Pride Valley Road are currently under construction.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to rezone the site from PCD, Planned Commercial Development, to POD, Planned Office Development, to allow the creation of a two (2) lot plat from the area previously indicated as Lot B. The plat indicates the newly

created Lot B will contain 1.051-acres and the newly created Lot C will contain 2.731-acres.

Lot B is proposed for development with a professional office use. The site plan indicates the placement of an office building containing 5,087 square feet of floor area and a storage area containing 2,611 square feet. The site plan indicates the placement of 33 parking spaces. The development will share an access drive with proposed Lot C located to the west.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of Lots B and C with the development of Lot B. The allowance of advanced grading will allow the site to balance and eliminate the need to haul material from the site.

B. EXISTING CONDITIONS:

This area of the previously approved site plan remains wooded. The single-family homes are currently under construction. Kanis Road is located along the northern boundary and Pride Valley Road is located to the east of this site. Kanis Road is an unimproved roadway with open ditches for drainage. There are single-family homes located across Pride Valley Road to the east. To the south of this site is a mini-warehouse development and newly developing office.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Capital Lakes Estates POA, the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Pride Valley Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
3. Right-of-way should be dedicated at Kanis Road and Pride Valley Road intersection for a 90 degree intersection. Previous approved plans showed the reconfiguration of the intersection.
4. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Kanis Road including 5-foot sidewalks with the planned development. The new back of curb should

be located 29.5 feet from the centerline. The developer will be responsible for an overall striping plan with a turn lane(s) and possible construction of taper sections at the time of permitting.

5. 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 an advanced grading variance being requested to advance grade beyond Lot B with construction of this project.
6. Stormwater 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.
7. 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.
8. Street improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
9. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering 501.379.1813 or gsimmons@littlerock.gov for more information.
10. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
11. 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.
12. Pride Valley Road should intersect Kanis Rd at a 90 degree angle in accordance with the previously approved plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. (There is an existing approved project at Little Rock Wastewater.) Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists along the south side of Kanis Road in front of this property. As Kanis Road is widened at this location then this power line will likely need to be relocated further south onto the property and relocation costs may be involved. Also, care must be used to maintain proper clearances in the construction of the entry drive

to this property as it will be constructed underneath the existing power line. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

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. 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.
4. 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.
5. 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.
6. 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. Full plan review
2. Maintain Access.
3. 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.
4. 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.
 5. 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.
 6. 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.
 7. 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.
8. 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: Location is not currently served by METRO but is on our long range plans. We recommend continuation of pedestrian infrastructure for access to the transit system.

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.gov or Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for this property. The suburban office category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The applicant has applied for a rezoning from PCD (Planned Commercial Development) to POD (Planned Office Development) to allow office and warehouse uses.

Master Street Plan: To the northeast of the property is Kanis Road and it is a Minor Arterial, to the south of the property is Pride Valley Road and it is a Collector 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 Kanis Road since it is a Minor Arterial. The primary function of a Collector Street 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 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. 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.
3. 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.
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 automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. 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: (November 22, 2016)

Mr. Thomas Pownell was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the proposed site plan. Staff questioned the total building height, the proposed construction materials and the location and service hours of any proposed dumpsters.

Public Works comments were addressed. Staff stated street improvements to Pride Valley Road and Kanis Road were required with the proposed development. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff questioned if regional detention was proposed. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff questioned if a variance request from the City's Land Alteration Ordinance was being requested.

Landscaping comments were addressed. Staff stated the comments were general in nature. Staff stated with the site development interior landscaping meeting a minimum of eight (8) percent of the vehicular use area was required. Staff stated street buffers were required along the Kanis Road frontage. Staff stated building landscaping was required between the vehicular use area and the proposed parking area.

Rock Region Metro comments were addressed. Staff stated the location was not currently served by Rock region Metro but was a part of the long range plan. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

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 cover letter and site plan to staff addressing most of the technical issues associated with the request. The applicant has provided the total building height, the proposed construction materials and the location and service hours of any proposed dumpsters. The applicant is also seeking approval to maintain the previously approved O-2, Office and Institutional Zoning District uses as allowable alternate uses for the site.

The request is to rezone the site from PCD, Planned Commercial Development, to POD, Planned Office Development, to allow the creation of a two (2) lot plat from the area previously indicated as Lot B PVK Development. The plat indicates the newly created Lot B will contain 1.051-acres and the newly created Lot C will contain 2.731-acres. Lot B is proposed for development with this application. Lot C is proposed for future development.

Lot B is proposed for development with an office user with additional space for warehousing. The site plan indicates the placement of the office portion containing 5,087 square feet of floor area and the warehouse area containing 2,611 square feet. The site plan indicates the placement of 33 parking spaces. The development will share an access drive with proposed Lot C located to the west.

The applicant has indicated there will not be any areas of outdoor storage of materials or equipment. There will be vehicles associated with the business parked behind the building.

The site plan notes a single ground sign will be located within the front yard landscaped area along Kanis Road. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of 64 square feet. Building signage is proposed on the front façade of the building limited to ten (10) percent of the building façade area.

The site plan notes an eight (8) foot screening fence will be located along the perimeter where adjacent to the single-family homes. If there is currently fencing in place the fence will not be installed until such time as the homeowners remove their fence at which time the screening becomes a requirement of this development.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of Lots B and C with the development of Lot B. The allowance of advanced grading will allow the site to balance and eliminate the need to haul material from the site.

A variance from Sections 30-43 and 31-210 to allow the placement of the drive on Kanis Road is being requested. The applicant states the drive is proposed in this location to offer the best sight distance for vehicles traveling Kanis Road, persons entering and exiting this site and the Pride Valley Road intersection.

Staff is supportive of the applicant's request. The applicant is seeking approval of an amendment to the previously approved POD, Planned Office Development, to allow a revision to the approved site plan and to allow Riley Hayes Roofing to have an office and warehouse space within the building. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the amendment to the POD zoning 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.

Staff recommends approval of the variance request to allow grading of future phases with the development of the first phase.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 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. 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. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 open position.