

FILE NO.: Z-8605-B

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NAME: SRVC on Kanis Short-form PD-C

LOCATION: Located at 11601 Kanis Road

DEVELOPER:

SRVC  
304 North Shackleford Road  
Little Rock, AR 72212

SURVEYOR:

Thomas Engineering  
2810 Lookout Road  
North Little Rock, AR 72116

AREA: 2.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-C

ALLOWED USES: O-3, General Office District uses, Resale shop and Daycare

PROPOSED ZONING: PD-C

PROPOSED USE: O-3, General Office District and Vet clinic with grooming and indoor boarding

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

Ordinance No. 20,365 adopted by the Little Rock Board of Directors on December 7, 2010, established Lot 1 Edwards Addition Short-form POD. The property was originally constructed as a single-family residence but was later converted to an office uses prior to annexation to the City. With the conversion, the entire front yard was paved for parking. The applicant proposed a rezoning of the site from R-2, Single-family to POD to allow the reuse of the site as a daycare facility. The applicant requested to utilize O-3, General Office District uses as allowable alternative uses for the site. The daycare center did not open at this location.

Ordinance No. 20,631 adopted by the Little Rock Board of Directors on September 4, 2012, rezoned the site to Planned Development Commercial, PD-C, to allow the use of the building as a resale shop. The hours of operation were proposed from 7:00 am to 8:00 pm seven (7) days per week. The applicant requested O-3, General Office District uses as allowable alternative uses for the site.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to demolish the existing structure and construct a new 4,500 square foot veterinary clinic. The site plan indicates future construction of a 3,010 square foot grooming facility and a 468 square foot storage shed. The site plan indicates 26 on-site parking spaces. The development is proposed in two (2) phase. The first phase will be the construction of the vet clinic which will include indoor boarding. The second phase will include the construction of the grooming facility which will also include space for indoor boarding.

B. EXISTING CONDITIONS:

The building was previously a single-family residence but was most recently occupied by the Sparrows Nest, a resale shop. The front yard area has been paved from what appears to be property line to property line. The back yard area is open. Other uses in the area include an office development located to the north at the northwest corner of Kanis and Autumn Roads. There is a property located on the northeast corner of Kanis and Autumn Roads that is zoned POD and was approved for an office/warehouse development. Further north on Autumn Road is a daycare center. East of the site with frontage on Kanis Road is an office building and a second office building is located to the south accessed by a driveway/access easement from Kanis Road. West of the site are three (3) office buildings and further west is a single-family home with an upholstery shop located behind the home.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the John Barrow Neighborhood 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. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to these streets including 5-foot sidewalks with the planned development. The proposed back of curb

should be located 29.5 feet from centerline. If a permit is pulled prior to the bidding of the City of Little Rock Kanis Road project, the applicant will be responsible to construct the widening to Kanis Road. If so, a payment in-lieu of construction should be made to the City of Little Rock.

3. 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 a variance requested to advance grade the future grooming facility with construction of the proposed vet clinic?
4. All driveways shall be concrete aprons per City Ordinance.
5. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
6. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
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. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The current driveway location will cause vehicle waiting to make left turns into the site to block the Autumn Road/Kanis Road intersection. The subject property must share a driveway access with the property to the east. The width of the driveway must not exceed 36 feet. The City of Little Rock Kanis Road project will construct one (1) driveway at the property line for both properties to share.
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:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A single phase power line exists along the west side of this proposed development. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance regarding future service requirements to the development, desired line extensions, and future facilities locations as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to the property.
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. 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.
6. Contact Central Arkansas Water regarding the size and location of water meter.
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 area 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: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is currently served on route 5, West Markham by Rock Region METRO. We feel the one element missing from the plan is a pedestrian path through the parking area from the sidewalk to give access to the bus route for shopping and jobs. We would request to consolidate curb cuts. We have no objections to the development proposal.

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-430 Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC). The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a revision to an existing PD-C (Planned District Commercial) to allow for the construction of a new building for a veterinarian clinic and associated parking.

Master Street Plan: Kanis Road is a Minor Arterial 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. 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. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (1/2) the full width

requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.

3. Trees and shrubs are required planted adjacent to street right-of-way. Plant material is to be provided at 1 tree and 3 shrubs for every 30 linear feet. Existing trees and vegetation can be used to satisfy landscape requirements. A fifty (50) foot street buffer will be required along Kanis Road.
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. 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.
6. An automatic irrigation system to water landscaped areas 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. SUBDIVISION COMMITTEE COMMENT: (December 9, 2015)

Mr. Thomas Pownell of Thomas Engineering was present representing the request. Staff stated the applicant was proposing to amend the previously approved PD-C to allow the demolition of an existing structure and the construction of a new vet clinic. Staff stated new parking would be added to the site in addition to the new building. Staff stated a second structure was indicated on the site plan for future construction of a grooming facility. Staff requested Mr. Pownell provide the days and hours of operation, the proposed signage plan, the number of pets to be boarded and the location of any proposed fencing.

Public Works comments were addressed. Staff stated this drive and the drive to the east should be combined into a single driveway location. Staff stated Kanis Road was slated to bid in May of 2016. Staff stated if this project requested a building permit prior to the bid letting of the Kanis Road improvements this owner would be required to make a payment in-lieu of construction for the required improvements along this frontage. Mr. Pownell questioned the right of way dedication required for Kanis Road. Staff stated the right of way was shifting to the north by 20-feet along this section of the street.

Landscaping comments were addressed. Staff stated the street buffer along Kanis Road should average 50-feet and in no case be less than 25-feet. Staff stated the minimum landscape strip adjacent to the paved areas should be nine (9) feet. Staff stated screening of the vehicular use area was required by the planting of shrubs or vines. Staff stated an automatic irrigation system to water landscaped areas was required for sites larger than one (1) acre.

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 a number of the issues raised at the December 9, 2015, Subdivision Committee meeting. The applicant has provided the required street buffer along Kanis Road. The applicant has also provided the days and hours of operation, the proposed signage plan, the number of pets to be boarded and the location of any proposed fencing.

The request is to rezone the site to allow the redeveloping of the property with a new vet clinic. The applicant proposes to demolish the existing structure and construct a new 4,500 square foot veterinary clinic. The site plan indicates future construction of a 3,010 square foot grooming facility and a 468 square foot storage shed. The development is proposed in two (2) phase. The first phase will be the construction of the vet clinic which will include indoor boarding. The second phase will include the construction of the grooming facility which will also include space for indoor boarding.

The applicant has indicated boarding will be provided to clients. The applicant states the clinic will have spaces for approximately 25 animals. The grooming facility will accommodate 60 animals, 40 dogs and 20 cats. All animal boarding will be inside the building. The dogs will be walked twice a day. The applicant has stated there will not be any outdoor runs or kennels. The site plan does include an area to be fenced to allow a safe place to walk the animals but no pets will be left outdoors without supervision.

The maximum building height proposed is 25-feet. The materials will be a combination of brick, stucco, metal siding and/or stone. The applicant has indicated the building will be constructed with a peak roof.

The site plan indicates 26 on-site parking spaces. Parking for a medical office is six (6) spaces per doctor and parking for a general and professional office is one (1) space for every 400 gross square feet of floor area. The clinic will have no more than two (2) doctors. This would require the placement of

twelve (12) spaces. The grooming facility contains 3,010 square feet and based on the parking requirement for an office seven (7) spaces would be required.

The site plan indicates the placement of building signage along Kanis Road. In addition the front of the building will face east as will the grooming facility. The applicant is requesting signage be allowed on the eastern facades of these two (2) buildings. A single ground sign is proposed. The applicant has indicated the sign will be a monument style sign. Staff recommends the signage be limited to a maximum height of six (6) feet and a maximum sign area of 64 square feet.

The site plan includes the placement of a dumpster along the southern perimeter of the site. A note indicates the dumpster will be screened per typical ordinance requirements by the placement of a six (6) foot wood fence around the facility. The hours of service are limited to 7 am to 6 pm Monday through Friday. The hours of operation of the clinic are 7 am to 8 pm Monday through Saturday.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to the existing PD-C to allow the redevelopment of the site as a vet clinic. The site is shown on the City's Future Land Use Plan as Mixed Office Commercial. Staff does not feel the development as proposed will have any adverse impact on this site or of abutting properties.

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:

(JANUARY 7, 2016)

The applicant was present. There was one registered objector 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.

Mr. Thomas Pownell, representing the applicant, stated he would yield his time to the opposition.

Mr. Pat Malmstrom addressed the Commission with concerns. He stated he was in full support of the vet clinic and the grooming facility but was not in support of the boarding facility. He stated the request included up to 40 dogs which with the barking could get very loud. He stated his office was located approximately 60-feet from the proposed building to house the boarded animals. He stated he was also concerned with the smell that could be generated from the animal waste. He stated the area proposed for outdoor play was 8,000 square feet which was quiet large and if not properly cleaned could generate a significant smell. He stated the driveway location was a concern but



felt the shared drive with the property to the east would lessen any potential impacts of conflicting movements with Autumn Road.

Mr. Pownell stated the animals would be taken out three (3) to four (4) times per day and all waste would be cleaned from the site on a daily basis. He stated no more than three (3) pets would be taken outside at a time due to staffing limitations. He stated the driveway was being relocated to align with Autumn Road which would lessen any conflicting traffic movements.

Commissioner Bubbus questioned staff of the proposed driveway location. Staff stated the drive was being constructed as requested by staff as a part of the Kanis Road widening project. Staff stated the new design would align with Autumn Road.

There was no further discussion. A motion was made to approve the request as recommended by staff including all staff recommendations and comments by a vote of 10 ayes, 0 noes and 1 absent.