

FILE NO.: Z-9691

NAME: National Property Holdings, LLC – Self-Storage – PD-C

LOCATION: 14508 Kanis Road

DEVELOPER:

Michael Love (Agent)
Phillip Lewis Engineering, Inc.
23620 Interstate 30
Bryant, AR 72022

OWNER/AUTHORIZED AGENT:

Marilyn Mabry (Owner)
Michael Love (Agent)
Phillip Lewis Engineering, Inc.
23620 Interstate 30
Bryant, AR 72022

SURVEYOR/ENGINEER:

Michael Love (Agent)
Phillip Lewis Engineering, Inc.
23620 Interstate 30
Bryant, AR 72022

AREA: 2.82 NUMBER OF LOTS: 1 FT. NEW STREET: 1000 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.18

CURRENT ZONING: R-2 (Single-Family District)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from R-2, Single-Family District to a PD-C, Planned Development- Commercial, to allow the development of 2.82 acres at 14508 Kanis Road for a six (6) building mini-storage development. The proposed site will take access from Kanis Road and be developed in one (1) phase.

B. EXISTING CONDITIONS:

The site contains a residential structure and two (2) storage buildings. A single driveway provides access to the property from Kanis Road. The property is mostly wooded except for the area surrounding the dwelling. Most surrounding properties are zoned R-2. The property to the southeast is zoned C3 and is currently undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of additional right of way 45 feet from centerline of roadway (CR) or centerline of right (CROW) of way will be required depending on location of CR and CROW.
2. Boundary street improvements are required Kanis Road per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
3. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
4. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

5. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
6. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
8. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
9. Obtain Traffic Control permits prior to doing any street cuts or curb cuts. Obtain Traffic Control permits prior to doing any work on city streets or in the right-of-way. Contact Traffic Engineering at 501-379-1800 for more information.
10. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
11. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
12. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

13. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
14. Can the design vehicle successfully maneuver within the proposed site plan? Provide design vehicle tracking to confirm design vehicle maneuverability.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comment.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

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.

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.

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.

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.

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning:

- Show Contours on min 4' intervals.
- Provide grading/drainage/stormwater plan.
- Provide copy of SWPPP.
- Need perc test for development.
- Dedicate Right of Way to meet Master Street Plan.
- Comply with all city parking requirements.
- Provide Volunteer Fire Department approval.
- Include certificates of owner surveying accuracy and engineering accuracy.
- Show source of title.
- Show state plane coordinates for two property corner and two section corners.
- Show source of title.
- Verify any existing deed or bill of assurance restrictions. Property is part of a platted subdivision.
- Verify setbacks comply with city zoning requirements.

F. BUILDING CODES/LANDSCAPE:

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 Steve Crain at 501-371-4875; scrain@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The surrounding properties zoned R-2 or C-3. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.
3. 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 be less than nine (9) feet.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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. 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.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to rezone from Single Family District (R-3) to Planned Development Commercial (PD-C) District for the future development of a multi-building self-storage facility on the site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to north, west and southeast of the site. Residential Medium Density (RM) is proposed to the west, across Kanis Road from the application area. To the southeast, across Kanis Road is shown as Suburban Office (SO) on the Plan Map. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This land to the north is zoned Single Family District (R-2) and is a single-family subdivision (partially developed). The property to the east and southeast is all zoned R-2 and is undeveloped. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. This land, across Kanis Road, is zoned Single Family District (R-2). It is currently vacant and wooded. The Suburban Office (SO) category shall provide 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. There is a dog kennel/grooming facility zoned Planned Development Commercial on a portion of the land. A Planned Development Residential with an apartment complex makes up a majority of the area. The remainder is vacant and wooded land, zoned either Multifamily 6 units per acres District (MF6) or Single Family District (R-2).

Master Street Plan: To the west is Kanis Road and it 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 both 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.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant is requesting a rezoning from R-2, Single-Family District to a PD-C, Planned Development- Commercial, to allow the development of 2.82 acres at 14508 Kanis Road for a six (6) building mini-storage development. The proposed site will take access from Kanis Road and be developed in one (1) phase.

The property is located just outside the city limits and is within the City's Extraterritorial Zoning Jurisdiction. The current city limits line is located along the property's north property line.

The site contains a residential structure and two (2) storage buildings. A single driveway provides access to the property from Kanis Road. The property is mostly wooded except for the area surrounding the dwelling. Most surrounding properties are zoned R-2. The property to the southeast is zoned C3 and is currently undeveloped.

The development includes a kiosk structure which will be operational twenty-four hours a day and seven days a week for remote keypad gate access.

The applicant proposes possible future site improvements to include a new office structure with four (4) parking spaces to the north of the gated access drive connected to Kanis Road. Staff is supportive of the future development with the following conditions offered by the applicant:

- "We will begin the Annexation process immediately to bring the subject property into the City of Little Rock.
- We will operate the facility with NO on-site manager and consequently - NO sewer facility requirements required (to service the "future" proposed office building). A remote KIOSK will be installed to provide access into and out of the facility.
- The "future" proposed office building will NOT be constructed (if it ever is in the future) UNTIL the property is annexed into the City of Little Rock and we can properly connect the sewer for the office building into existing LRWRA Manhole# 57 (identified on the proposed site layout)."

The site plan shows that the self-storage buildings are centered on the property and are noted to have typical roll up doors. The applicant notes that the two (2) units visible along the north perimeter of the property facing the residential development will only have doors on the south side of the structure facing away

from the residences. The applicant notes that these units will have earth tone colors and non-galvanized materials on the sides facing the residences to the north. The remaining four (4) buildings are noted to have access doors on the north and south facades adjacent to paved access drives.

Applicant notes all sight lighting will be low-level and directed downward away from adjacent properties.

Any new signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones).

No dumpster location is shown on the site plan. If a dumpster is located on the site in the future, the dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant proposes to provide an eight (8) foot high wood frame privacy fence along the north and east perimeters of the property adjacent to residential development and a six (6) foot high chain link fence along the south and west perimeters of the property. The applicant proposes to provide a twenty-five (25) foot landscape buffer along the north perimeter of the property adjacent to the residential properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-C.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report, including the conditions regarding annexation and sewer connections as offered by the applicant.

PLANNING COMMISSION ACTION:

(JUNE 9, 2022)

Phillip Lewis and Mike Love was present, representing the application. There was one (1) objector present. Staff presented the application with a recommendation of approval.

Brian Newcomb addressed the Commission in opposition of the application. He stated that he was the developer of the subdivision to the north of the proposed facility and that the type of buildings will be a detriment to their property. He also stated that the properties facing the proposed facility will be reduced in value due to the topography of the area. He additionally stated that he did not receive the hearing notice in time to fully review and understand the proposed facility.

Phillip Lewis addressed the Commission. He stated that his team and the owner will commit to any type of discussion with the adjacent landowners to provide perimeter buffers and fencing which will not decrease the value of their property. He also stated that they are proposing an eight (8) foot fence, a twenty-five-foot buffer, and leaving as many trees as possible along the north property line adjacent to the new subdivision.

There was a discussion by the PC regarding the adjacency to the subdivision, surrounding property zonings, and if there will be any improvements to Kanis Road as part of the project.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 10 ayes, 0 nays, and 1 open position. The application was approved.