

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Avulani Enterprises PCD, located at 17524 Kanis Road (Z-8576-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the property, located at 17524 Kanis Road, be rezoned from O-2, Office and Institutional District, and C-3, General Commercial District, to PCD, Planned Commercial District, to allow a mixed commercial development.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PCD rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone the 4.023-acre property located at 17524 Kanis Road from O-2, Office and Institutional District, and C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a three (3) phase mixed commercial development. The property is located outside the Little Rock City Limits, but within the City's Extraterritorial Zoning Jurisdiction. The owner plans to annex this property prior to construction on the site.</p>	

**BACKGROUND
CONTINUED**

The overall property ownership is comprised of 11.31 acres; Lots 6, 7, 8 and 9, Unit 1, Independence Farms Subdivision. A large floodway area runs through the north and east portions of the overall property. The applicant is proposing to rezone that portion of the property located south of the floodway area, within Lots 7, 8 and 9. Lot 6 and the portions of Lots 7, 8 and 9 located in the floodway will not be part of the proposed rezoning and development.

Phase 1 of the proposed development includes construction of a 10,000 square-foot building located within the east third of the property proposed for rezoning. The one (1)-story building will have a height of approximately twenty-seven (27) feet. The proposed building will be located approximately seventy-four (74) feet back from the front (south) property line, and a twenty-six (26)-foot wide paved driveway from Kanis Road will serve as access to the project. Paved parking along the south and west sides of the building will be part of the Phase 1 development. A total of twenty-seven (27) parking spaces will be provided in Phase 1.

The Phase 1 building will accommodate a “Doggy Daycare” use. The proposed dog daycare will allow a maximum of 120 dogs per day. The daycare will be open from 6:00 AM to 9:00 PM, seven (7) days per week. The daycare will include overnight stay for a maximum of sixty (60) dogs. Staff will be on site overnight. There will be a fenced area on the north side of the proposed dog daycare building. The fenced area will provide an outdoor play area for the dogs.

Phase 2 will include a 21,000 square-foot building located within the center of the property proposed for rezoning. The one (1)-story building will have a height of approximately twenty-six (26) feet, eight (8) inches. The proposed building will be located approximately seventy-four (74) feet back from the south (front) property line. Phase 2 will include construction of a second thirty-four (34)-foot wide driveway near the southwest corner of the property proposed for rezoning. The drive will extend in front of the future Phase 3 and tie into the Phase 1 driveway. Additional parking will be constructed along the south and west sides of the Phase 2 building. A total of twenty-two (22) additional parking spaces will be provided with Phase 2.

**BACKGROUND
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The Phase 2 building will be occupied by a climate controlled storage facility. The storage facility will be totally enclosed, with loading/unloading area near the northwest corner of the structure. The climate controlled storage facility will operate from 8:00 AM to 6:00 PM, through Saturday. The driveway constructed in Phase 1 will extend to the north and west sides of the proposed building.

Phase 3 of the project will include construction of a 21,670 square-foot building located within the west third of the property to be rezoned. The one (1) -story building will have a height of approximately twenty-six (26) feet, eight (8) inches. The Phase 3 building will also be located approximately seventy-four (74) feet back from the front (south) property line. Phase 3 will include paved parking on the east and south sides of the building. A total of thirty-five (35) additional parking spaces will be provided with Phase 3.

The use of the Phase 3 building will be a mixture of office and commercial space and additional climate controlled storage. The south 11,130 square-feet of the Phase 3 building will be a mix of office and commercial uses. The applicant is requesting C-3 permitted uses for this portion of the structure. The rear 10,540 square-feet will be climate controlled storage. Access to the climate controlled storage area will be through the building's front entryway. Hours of operation for this building will be from 8:00 AM to 9:00 PM, seven (7) days per week.

The applicant is proposing to defer the required street improvements to Kanis Road until Phase 2 construction. When Phase 2 is developed, the street improvements for the entire project Phases 1 through 3 will be constructed. Staff supports the deferral request.

The applicant is requesting one (1) variance with the proposed development. Section 31-210 of the City's Subdivision Ordinance requires that driveways for this property be set back at least 150 feet from side property lines. The proposed west drive from Kanis Road is located approximately forty (40) feet from the west side property line (to centerline of driveway). The applicant is proposing two (2) driveways for this development which has slightly over 600 feet of street frontage. Staff supports the driveway spacing variance. The applicant will be required to submit a sight distance certification letter to staff for the driveways.

**BACKGROUND
CONTINUED**

There will be no advanced grading of the property. Site grading will occur with each phase of development. With Phase 1 will be required to submit written explanation of proposed stormwater controls to prevent pet waste from entering Rock Creek.

The applicant is proposing a total of eight-four (84) parking spaces for the overall development. Staff feels that the proposed parking will be sufficient to serve the proposed uses.

Two (2) dumpster areas are shown on the proposed site plan. The dumpster areas must be screened as per Section 36-523 (d) of the City's Zoning Ordinance. The applicant notes that all landscape and buffer requirements will be complied with.

The applicant is proposing one (1) ground-mounted sign with Phase 1 development and one (1) ground-mounted sign for Phases 2 and 3. All signage on the property must comply with Section 36-555 of the Code (signs allowed in commercial zones).

All site lighting will be low-level and directed away from adjacent properties.

No portion of this proposed development will be located closer than twenty-five (25) feet to the floodway boundary.

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 Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.