

June 12, 2025

ITEM NO.: 6

FILE NO.: Z-6831-A

NAME: 13608 Kanis Road - PCD

LOCATION: 13608 Kanis Road

DEVELOPER:

Patrick Sullivan
12521 Kanis Road
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Joe White & Associates, Inc. (Agent)
25 Rahling Road, Ste. A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Road, Ste. A-2
Little Rock, AR 72223

AREA: 2.4 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.18

CURRENT ZONING: PD-O

VARIANCE/WAIVERS:

1. Advance grading with infrastructure in Phase 1.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone 2.4 acres from PD-O to PCD to allow for the construction of a 12,000 square foot indoor golf training facility on Lot 5R-2. The existing building on Lot 5R-1 will remain as a general professional office.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. The typical parking stall is 20x9 or 18x10 (its showing 17.5x10, please revise)
2. Handicap stall for the existing building shall be van accessible with an 11ft stall and 5ft min aisle.
3. Kanis is considered to be Minor Arterial Boundary Street improvements are required. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but are not 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.
4. The sidewalk shall be extended to the proposed golf training facility.
5. At least 1 of your handicap parking at the training facility shall be a van accessible stall and aisle.
6. 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., Engineering Division 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.
7. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100: "If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is required to a lesser value, no on-site detention or in-lieu fee is required."
8. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way

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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.

9. Any work involving one (1) or more acres of disturbed area require 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.
10. Hauling of cut and/or 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.
11. 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.
12. Building permit to cover drainage and erosion control comments.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 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 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings 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 provided 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

buildings 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol.1 Section D105.1 - D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 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.

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.

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.

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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 2021 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. The construction of gates shall be of material that allows manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace 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 the requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

1. 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 Tim Whitener at 501-371-4875 or twhitener@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX - Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted

for review, and approval, prior to site clearing and tree removal.

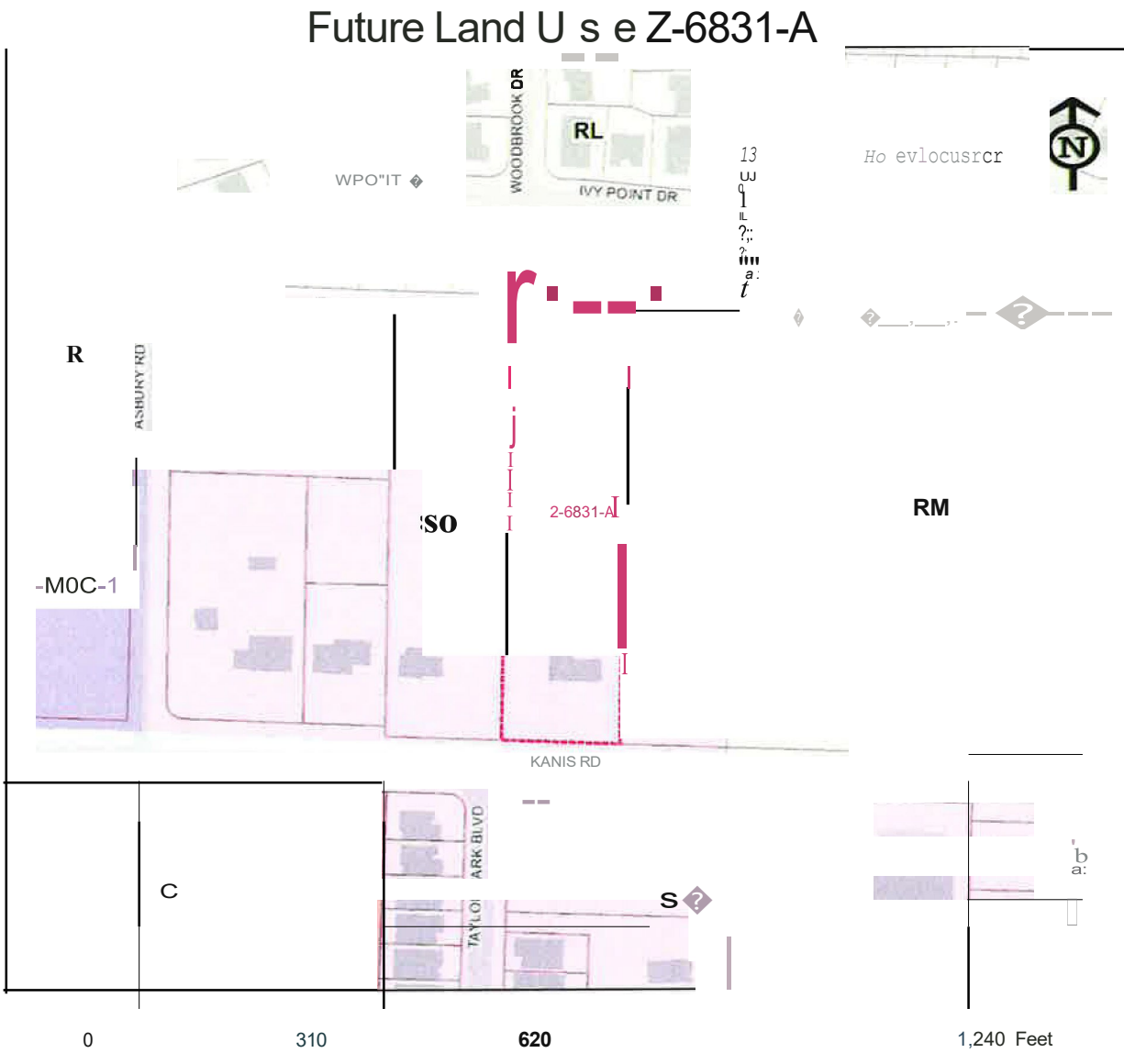
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

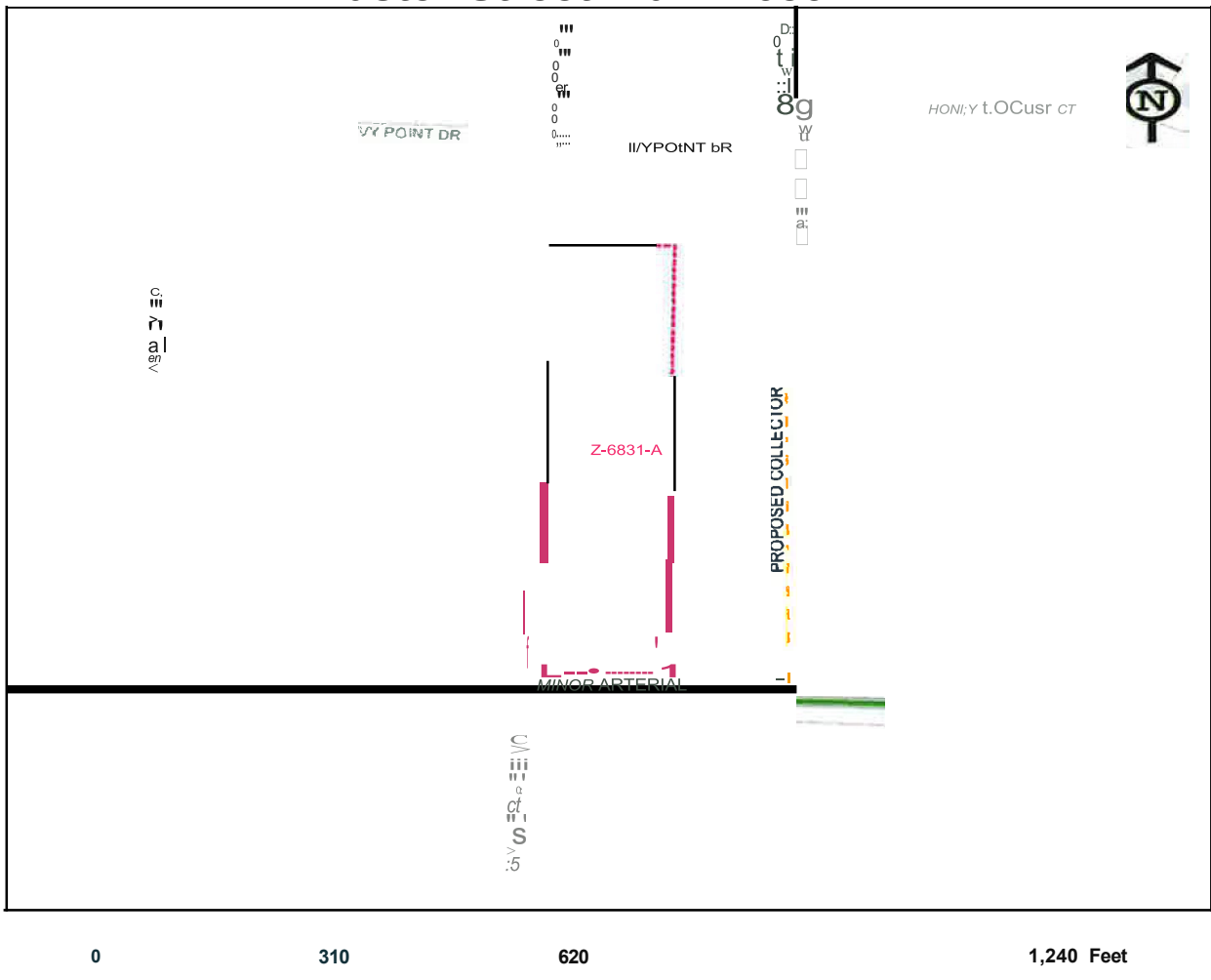
The request is in the Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) use for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility of use with residential and office transition, a Planned Zoning District is required. The application is PCD for an indoor athletic facility.



The area north of the application site is designated for Residential Low density (RL) use and is characterized by completed residential subdivisions. The area east of the application site is designated for Residential Medium density (RM) use and is undeveloped. The area south of the application site, across Kanis Road, is designated for Suburban Office (SO) and Commercial (C) uses. The Suburban Office (SO) area is characterized by a developed subdivision and offices. The Commercial (C) area is undeveloped. The area west of the application site is designated Suburban Office (O) and is characterized by single family residences on large tracts of land.

This site is not located in an Overlay District.

Master Street Plan Z-6831-A



Master Street Plan:

Kanis Road is designated as a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. The site plan, as submitted, does not show sidewalks.

Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. **ANALYSIS:**

The applicant is proposing to rezone 2.4 acres from PD-O to PCD to allow for the construction of a 12,000 square foot indoor golf training facility on Lot 5R-2. The existing building on Lot 5R-1 will remain as a general professional office.

Properties surrounding the site contain a mixture of zoning and uses.

Access to the site will be from a twenty-seven (27) foot wide driveway extending from Kanis Road located near the southwest corner of the property.

There is an existing driveway shown on the site plan that extends from Kanis Road onto the property near the southeast corner. Previously, this driveway serviced the existing building that contains a general professional office use.

The site plan shows front and rear building setbacks well over thirty (30) feet, twenty-five (25) feet from the east property line, and approximately thirty-five (35) feet from the west property line.

The proposed building will be approximately (30) feet in height.

Lot 5R-2 (the rear lot) will be serviced by an ingress/egress easement across Lot 5R-1. The facility will offer year-round golf experiences for golfers and will feature professional golf lessons, high-end simulators, a putting green, and a short game area.

The hours of operation will be Monday-Thursday from 10:00am to 10:00pm, Friday and Saturday from 10:am to 11:00pm and Sunday from 12:00pm to 8:00pm. The facility will have four (4) employees at any given time.

Lot 5R-1 fronting on Kanis Road will be used as a general professional office. Typically, four (4) parking spaces would be required for the office use. The site plan shows eleven (11) parking spaces, that includes one (1) ADA parking space, to serve both the existing office building and the proposed office display building. Staff feel the proposed parking spaces are sufficient to serve the use.

The site plan shows thirty (30) parking spaces for the golf training facility, including two (2) ADA parking spaces. Staff feels the parking is sufficient to serve the use.

The developer will build a five (5) foot wide sidewalk through Lot 5R-1 to the parking area of Lot SR-2. A five (5) foot wide sidewalk will also be built between the golf training facility and the south facade of the golf training facility that will

provide ADA access from the two (2) ADA parking spaces located at the northwest corner of the parking area.

According to the applicant: "The facility will be constructed using premium-grade black-coated steel-selected not only for its durability and structural integrity, but also for its sleek, contemporary aesthetic that complements the city's evolving character. The structure's all-black steel exterior is a deliberate design choice, offering a modern and minimalist appearance that harmonizes with both natural surroundings and nearby developments. The finish is low-glare and non-reflective, ensuring visual cohesion and minimal impact on neighboring properties. The use of steel allows for clean lines, open interior spaces, and efficient use of land, while also ensuring longevity, low maintenance, and environmental resilience."

Screening is provided by ten foot (10) wide land use buffers along the east and west property lines starting at the thirty (30) foot platted building line. This land use buffer increases to a width of forty (40) feet to the rear property line.

The applicant notes that required screening will be provided by a six (6) foot tall opaque screen fence or dense evergreen plantings.

The site plan shows a ground mounted sign near the front property line along Kanis Road. A second sign is shown at the driveway along Kanis Road. All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

The site plan does not show a dumpster at this time. Any dumpster placed on the site must be screened and comply with Section 36-523(d) of the City's Zoning Ordinance.

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

Staff is supportive of the requested PCD rezoning. Staff feels the request is reasonable. Staff feels that the applicant is proposing a quality plan for the development of this site. Properties in the general area contain a mixture of zoning and uses including office zoning and uses south of Kanis Road. The office zoning and uses abutting the north property line provides a transition zone for the Cedar Ridge subdivision to the north. Staff feels that the development of this property will not have an adverse effect on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 12, 2025)

The applicant was present. The application came off the consent agenda. There were (2) objectors and (2) neutrals present. Carolyn Hatch and Beth Smarzik voiced concerns over traffic and the driveway position in conjunction to the neighborhood. Ann Jones voiced concerns over traffic and lack of infrastructure improvement. Maunish Shah declined to speak. After some discussion there was a motion to approve the application as recommended by staff. There was a second. The vote was 9 ayes, 0 nays and (1) absent and (1) abstention (Person). The motion passed. The application was approved.