

FILE NO.: Z-7875-E

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NAME: Hays Development Revised Short-form POD

LOCATION: Located at 13423 Kanis Road

DEVELOPER:

Hall Roofing and Construction  
c/o Terry Burruss Architects  
11912 Kanis Road, F-8  
Little Rock, AR 72211

SURVEYOR:

South Point Surveying  
1082 Grant 748  
Sheridan, AR 72150

ARCHITECT:

Terry Burruss Architects  
11912 Kanis Road, F-8  
Little Rock, AR 72211

AREA: 1.185 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 18 – Ellis Mountain      CENSUS TRACT: 42.07

CURRENT ZONING:      POD, Planned Office Development

ALLOWED USES:      O-3, General Office District uses

PROPOSED ZONING:      Revised POD

PROPOSED USE: O-3, General Office District uses and Contractors office with limited indoor storage of materials

VARIANCE/WAIVERS:      None requested.

BACKGROUND:

The Planning Commission reviewed a request and recommended approval for Taylor Park Long-form POD at their July 7, 2005, public hearing. The site plan included the development of 22.9 acres containing a mixed-use development including office and residential uses. The property fronting along Kanis Road was approved for O-3, General Office District uses with the remainder of the site being developed with attached and detached single-family residences. Ordinance No. 19,388 adopted by the Little Rock Board of Directors on August 30, 2005, rezoned the site from R-2, Single-family to POD establishing Taylor Park Long-form POD.

Ordinance No. 19,635 adopted by the Little Rock Board of Directors on November 21, 2006, allowed a revision to the POD by allowing the height and area of the subdivision identification sign to be increased.

Ordinance No. 20,317 adopted by the Little Rock Board of Directors on September 21, 2010 allowed the construction of the 2<sup>nd</sup> Phase of the subdivision. The approval allowed two (2) office buildings each containing 3,375 square feet and a shared parking lot located along Kanis Road. The parking was proposed with a single access point to Taylor Park Boulevard. The development also contained the construction of two (2) single-family homes on the east side of Taylor Park Boulevard and five (5) single-family homes on the west side of Taylor Park Boulevard. The single-family homes have been constructed. The office buildings were not developed.

Ordinance No. 20,793 adopted by the Little Rock Board of Directors on September 17, 2013, allowed a revision to the previously approved site plan. The original approval for the property located at the southwest corner of Kanis Road and Taylor Park Boulevard to develop with two (2) office buildings each containing 3,375 square feet and a shared parking lot. The applicant indicated the office market was not as strong as the residential market in this area and he proposed the construction of three (3) single-family homes on the site. The building envelopes, construction materials and amenities of the homes were to be similar to the homes previously developed in the subdivision. The new homes have been constructed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current request is for the development of 1.12 acres previously approved for development with an office use utilizing the O-3, General Office District uses. The site plan indicates the construction of a building containing 8,800 gross square feet of floor area to be divided into multiple bays for office users. The plan indicates the placement of parking within the front yard area as well as parking and storage within the rear yard area.

**B. EXISTING CONDITIONS:**

The property proposed for development is presently a vacant tract with a scattering of trees. The Taylor Park Subdivision has developed with single-family homes both attached and detached located south and west of this site. The office portion of the development along Kanis Road has not been initiated.

Street improvements to Kanis Road were completed with the first Phase of the Taylor Park Subdivision to the west. Street improvements along the Kanis Road frontage for this development have not been completed.

The area has not changed much since the original approval. The area remains single-family with homes located on large lots. The area to the south is developing as the Woodlands Edge Subdivision. To the west of this site a new street, Woodlands Edge Trail, has been constructed from Kanis Road to the south accessing the Woodlands Edge Subdivision. This area is zoned PCD for future development of office and commercial uses. The area to the north includes two (2) properties zoned as planned developments for office uses and a third property to the northeast is also zoned for office use. The remaining area is single-family homes located on large lots or parcels.

**C. NEIGHBORHOOD COMMENTS:**

All property owners located within 200-feet of the site along with the Kanis Village Property Owners Association and the Parkway Place Property Owners 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 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 centerline. A payment should be made to the City in-lieu of widening of Kanis Road. The new driveway should be placed 29 feet from the centerline.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. 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.
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

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 association.
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. Street lights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering, 501.379.1813 or [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) for more information.
10. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Travis Herrbner, Public Works Traffic Engineering, 621 South Broadway, 501.379.1805 or [therbner@littlerock.gov](mailto:therbner@littlerock.gov) for more information.
11. In accordance with Section 31-210 (h) (12), access driveways running parallel to the street shall not create a four-way intersection within 75-feet of the future curb line of the street.
12. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
13. 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:

Little Rock Wastewater: Sewer available to this site. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to an existing structure on this property. Power lines currently exist along Kanis Road and on the north side of this property. Contact Entergy in advance to discuss future service requirements, new facilities locations/extensions 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. 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.
3. 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.
4. 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.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. 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.
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. 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: No comment

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](mailto:crichey@littlerock.gov) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto: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 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. The applicant has applied for a revision of POD (Planned Office District) to allow the placement of a contractor's office within a new building.

Master Street Plan: To the north of the property 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 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 ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet. The average depth of the lot is two hundred and ninety (290) feet. A minimum seventeen (17) foot street buffer is required adjacent to the Kanis Road right-of-way.
3. 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.
4. 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. One (1) tree and three

- (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. 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.
  6. 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. A portion of the adjacent property to the east is zoned R-2. 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. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-102.
  7. An irrigation system shall be required for developments of one (1) acre or larger.
  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: (November 22, 2016)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were a few outstanding technical issues associated with the request in need of addressing. Staff requested Mr. Burruss provide additional information concerning the proposed development and the activities proposed for the site. Staff questioned any areas of outdoor storage of vehicles, equipment or materials.

Public Works comments were addressed. Staff stated right of way dedication per the Master Street Plan was required along Kanis Road. Staff stated the driveway tee-intersection should be located a minimum of 75-feet from the centerline of Kanis Road. Staff stated a grading permit was required prior to any grading or clearing activities on the site. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the property.

Landscaping comments were addressed. Staff stated the newly developed areas would require landscaping to meet the landscape ordinance requirements. Staff stated a land use buffer was required adjacent to areas zoned or used as residential. Staff stated screening was also required within the areas used or zoned as residential. Staff stated building landscaping and interior landscaping of the paved areas would be required with the development of the site.

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 site plan to staff addressing the technical issues associated with the request raised at the November 22, 2016, Subdivision Committee meeting. 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 located behind the building. The applicant has also indicated the business has a lift which is used to lift roofing materials to the roof of the house and/or businesses. The lift will be fully screened by the building and the perimeter fencing.

The request is to allow the development of 1.12-acres of the previously approved development plan with an office use. The request includes the allowance of O-3, General Office District uses as allowable uses and to allow Riley Hays Roofing to occupy the building. Riley Hays Roofing will have an area for warehousing and also a small portion of the site will be used for a showroom.

The site plan indicates the construction of a building containing 8,800 gross square feet of floor area to be divided into multiple bays for office users. The plan indicates the placement of 22 parking spaces within the front yard area. There is parking and storage located within the rear yard area (11 parking spaces). Based on the parking requirement for an office development (one space per 400 gross square feet of floor area) 22 spaces would typically be required.

The applicant is proposing a shared access with the property to the west extending from Kanis Road. The initial drive will be constructed 20-feet wide. Once the adjacent property is redeveloped additional width will be added to ensure proper access to the two (2) parcels is achieved.

The site plan indicates landscaping and screening along the eastern and southern perimeters of the site. The site plan notes an eight (8) foot opaque fence will be placed along the south side of the rear parking area. In addition a 40-foot undisturbed buffer will be placed on the south side of the proposed fence.

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.

Staff is supportive of the applicant's request. The applicant is requesting approval of a revision to a previously approved POD, Planned Office Development, to revise the previously approved site plan and to allow the roofing company to occupy the space. The applicant has indicated the building will be leased to multi-tenants which will be users as allowed within the O-3, General Office Zoning District. Staff is supportive of the request but recommends the use mix match the parking available on the site. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the requested rezoning 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.

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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 stated in addition to the request to allow commercial and office on the lower level, the applicant was requesting the allowance of redeveloping the upper floors as multi-family or a hotel. 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.