

FILE NO.: Z-5096-E

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NAME: Rezoning from PCD and R-2 to C-1 and C-3

LOCATION: Southeast and Southwest corners of Kanis Road and Woodlands Trail

DEVELOPER:

Rocket Properties, LLC  
1701 Centerview Drive  
Little Rock, AR 72211

Woodland Park of Little Rock, LLC  
15100 Pride Valley  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Brian Dale  
White-Daters & Associates, Inc.  
24 Rahling Circle  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

AREA: 10.28 acres      NUMBER OF LOTS: 6 lots and 1 tract (proposed)      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 18      CENSUS TRACT: 42.07

CURRENT ZONING: PCD, Planned Commercial Development and R-2, Single-Family District

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 10.28-acre property from PCD Planned Commercial Development and R-2 Single-Family District to C-1 Neighborhood Commercial District and C-3 General Commercial District. The rezoning is proposed to allow C-3 uses for the property fronting Kanis Road and C-1 uses for the southern portion of the property along Woodlands Trail.

B. EXISTING CONDITIONS:

The property is located on the south side of Kanis Road at Woodlands Trail. The site is undeveloped and heavily wooded. The Taylor Park residential development is to the east of the property. To the south of the property is the Woodlands Edge Subdivision. The property is currently zoned PCD, Planned Commercial Development and R-2, Single-Family District.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site; and Parkway Place, Citizens of West Pulaski County, Woodlands Edge and Spring Valley Manor Neighborhood Associations were notified of public hearing.

D. ENGINEERING COMMENTS:

1. Private access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets. A minimum access easement width of 60 ft. is required and street width of 36 ft. from back of curb to back of curb. With site development, provide design of street conforming to the Master Street Plan. Construct street improvement to the proposed streets including 5-ft sidewalks on both sides of the service easements with planned development.
2. Chenal Parkway is a Principal Arterial (divided parkway) with high traffic volume (23,000 vpd) and posted speed limit of 45 mph. Measured 85th percentile speeds are slightly higher. The traffic volume was 18,000 vpd in 2011 and increased to 23,000 vpd in 2019. As more development occurs to the west, traffic volumes will increase further. As such, additional median cuts cannot be allowed as it will introduce additional conflict points and increase the chances for crashes. Currently, due to the increased traffic volume and speeding issues, residents at Chenal Club Blvd. have requested a traffic signal at the intersection at Chenal. However, the side street traffic is not adequate to warrant a signal. Installing new traffic signals so close to other existing signals will deteriorate signal coordination, especially during peak hours and increase delay for all motorists. This has been an ongoing problem on Hwy 10 near the Pleasant Ridge/Rodney Parham Rd. area, causing traffic congestion problems on a daily basis.

For the proposed development, the existing traffic signal at Chenal Pkwy. and Rahling Rd. provides protected left-turn movements, which will be a safer option for all motorists and also makes it possible to retain efficient arterial coordination.

3. The adopted Chenal Parkway Master Street Plan specifies median cuts allowed only at designated arterial and collector street intersections.

4. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan along Chenal Parkway and along the proposed service easements.
5. Dual left turn movements are proposed on Chenal Parkway without a traffic signal which is not permitted.
6. Is the north unnamed street proposed to be public or private?
7. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e). Excessive slopes are shown at location of proposed right-in/right-out entrance off Chenal Parkway.
8. Storm water detention ordinance applies to this property.
9. Provide a letter prepared by a registered engineer certifying intersection sight distance at proposed intersections complies with 2004 AASHTO Green Book standards.
10. 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 the applicant requesting an advanced grading variance to advance grade future phases with construction of the first phase?
11. A 75 to 100 feet radial dedication of Right-of-Way is required per the Master Street Plan at the intersection of Rahling Road and Chenal Parkway.
12. Show proposed driveway aprons off proposed streets both public or private to provide access to lots.
13. If an advanced grading variance is approved, vegetation must be established on disturbed area within 21 days of completion of harvest activities.
14. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
15. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).
16. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
17. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.

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 comments received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments received.

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](mailto:crichey@littlerock.gov) or  
Steve Crain at 501.371.4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the Ellis Mountain Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) for the requested area. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The application is to change an area from PCD (Planned Commercial Development) District and R-2 (Single Family District) to C-3 (General Commercial District) and C-1 (Neighborhood Commercial District) to allow the future development on the site. Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the south. Suburban Office (SO) is shown to the east of the site. Mixed Office Commercial (MOC) is shown to the north across Kanis Road and to the west of the application area. The Residential Low Density 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 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. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial.

Master Street Plan: To the north is Kanis Road is shown as a Minor Arterial on the Master Street Plan. Woodlands Trail by-sects the application and is shown as a Collector 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. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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.

ANALYSIS:

Rocket Properties, LLC and Woodland Park of Little Rock, LLC, owners of the 10.28 acres of property located at the southeast and southwest corners of Kanis Road and Woodlands Trail, are requesting that the property be rezoned from "PCD" Planned Commercial District and "R-2" Single Family District to "C-1" Neighborhood Commercial District and "C-3" General Commercial District. The 4.27 acres located at the southeast corner of Kanis Road and Woodlands Trail is proposed for C-3 zoning, with the 3.37 acres at the southwest corner also being proposed for C-3 zoning. The 2.64 acres located along the west side of Woodlands Trail at the southwest corner of the overall site is proposed to be zoned C-1. The rezoning is proposed to allow future commercial development of the property.

The overall property is currently undeveloped and wooded, with the exception of the northeast corner of the property which contains a single family residence. The property is located in an area which contains mixed zoning and uses. The property across Kanis Road to the north is zoned PCD, PD-O, C-1, with a convenience store located on the C-1 zoned property. The Woodlands Edge subdivision is located to the south, with undeveloped R-2 zoned property to the west. A multifamily development is located to the northwest. The Taylor Park POD development is located to the east.

The City's Future Land Use designates this property as "MOC" Mixed Office Commercial. The requested C-1 and C-3 zoning does not require a plan amendment.

Staff is supportive of the requested C-1 and C-3 zoning. Staff views the request as reasonable. The property is currently zoned PCD (expired), which was previously approved for a multi-lot commercial development. Rezoning this property to C-1 and C-3 for a six (6) lot commercial development will be consistent with the original intent for development at the entrance to the Woodlands Edge subdivision. The rezoning will also be consistent with the zoning pattern along this section of Kanis Road. Staff believes rezoning this property to C-1 and C-3 will have no adverse impact on the general area.

STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 and C-3 rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

Items 10. (Z-9536), 11. (S-1879), 13. (Z-5096-E) and 14. (S-1881) were reviewed and discussed simultaneously.

The applicants were present for all items. There were several persons present in opposition. Staff presented the items with a recommendation of approval of each item. Staff noted that the applicants had agreed to install a traffic signal at Woodlands Trail and Kanis Road and to leave a 50-foot wide buffer along the east side of the proposed commercial Lot 6, with the traffic signal being installed at the applicants' expense. Staff noted that the traffic signal should be installed when measured volumes are sufficient to meet the warrants.

Don Eilbott (Attorney) was present, representing the application. Mr. Eilbott offered to defer to the opposition after an introduction of the development team for the application: Graham Smith (Developer), Jesse Munn (Rocket Properties), Scott Hurley (Community Developer), Ernie Peters (Professional Engineer), Tim Daters (President, White-Daters & Associates), and Brian Dale (VP, White-Daters & Associates).

Wallace Smith, Resident of Woodlands Edge Community and Civil Engineer, addressed the Commission in opposition of application. Mr. Smith presented a Power Point Presentation to address the Woodlands North Slope Master Plan (i.e., Agenda Items 10-14). In his presentation, Mr. Smith expressed concerns regarding the increased traffic at the Kanis Road and Woodlands Trail intersection; the proposed 50-foot Advanced Grading Buffers along Kanis Road; and the adherence to Section 404 of the Clean Water Act. He explained that the opposition to the Traffic Analysis conducted by Peters and Associates "does not conclude this development is a good idea."

Also, Mr. Smith offered the following alternatives to address the opposing points:

1. Three (3) lanes on Kanis Road from Taylor Park Boulevard to Panther Branch Drive.
2. A traffic light at the Kanis Road and Woodlands Trail intersection.

3. Spread the traffic more evenly onto Kanis Road using Panther Branch Drive for the primary connection for Woodlands Hills and Woodlands Valley.
4. Section 404 Permitting with wetlands delineations and hydrology and hydraulic modeling per USACE Little Rock along with Environmental Assessment (EA) of property.

Mr. Smith concluded by stating that without these four (4) items being implemented, the Commission should vote no to Items Numbers 10-14.

Ross Phillips, Spring Valley POA, addressed the Commission in opposition of the application. He confirmed his support of Wallace Smith's presentation. Mr. Phillips briefly explained concerns regarding access and abandonment of Cooper Orbit Road; the timeframe for the completion of Panther Branch Road; the advanced grading of Woodland Hills and Woodland Valley; and the designation of a responsible party for the maintenance of Cooper Orbit Road after annexation.

Raymond Abramson, President of the Woods Homeowners Association, addressed the Commission in opposition of the application. He stated the association opposes the proposals based on the traffic and drainage concerns. Mr. Abramson also expressed support of the remaining issues presented by Wallace Smith.

Stephanie Duty, Resident of Woodlands Edge Community, addressed the Commission in opposition of the application. She expressed support of the presentation by Wallace Smith. Ms. Duty briefly explained that she was concerned with the entrance and exit points available for the current and future residents; and the lack of communication about the proposals to the residents.

Amanda Smith, Resident of Woodlands Edge Community, addressed the Commission in opposition of the application. She expressed support of the presentation by Wallace Smith. Ms. Smith explained her concerns for the traffic congestion at Woodlands Edge and Kanis Road; and the safety concerns for the teen drivers in the community.

Dan Veach, Resident of Woodlands Edge Community, addressed the Commission in opposition of the application. Mr. Veach requested that the Commission table the request and/or allow the residents to communicate where they stand on the issues. If not, the community supports Wallace Smith's presentation.

Bobbi Lane, Resident of the Woodlands Edge Community, addressed the Commission in opposition of the application. Ms. Lane challenged the accuracy of the applicants' Traffic Study. She stated that new developments along Kanis Road will add to the existing traffic issues. Ms. Lane added concerns regarding the potential flooding of Panther Branch Creek as a result of the new developments.

Dennis Young, Resident of Taylor Park Addition, addressed the Commission in opposition of the application. He briefly explained his opposing points are related to the total confusion, potential land swaps, and commercial zoning requests.

Ruth Bell, League of Women Voters, addressed the Commission in opposition of the application. Mrs. Bell stated that the adverse traffic implications due to multiple developments, the feasibility of street improvements to traffic demands, and the proposed setbacks for Agenda Item 11 were her primary concerns.

Patty Snipes, Resident of Taylor Park, addressed the Commission in opposition of the application. Ms. Snipes expressed her concerns regarding the heavy traffic on the two (2) lanes of Kanis Road and the effect of the commercial zoning on the existing traffic issues.

Mr. Eilbott addressed the Commission to introduce the development team. He also noted that the proposed density for Woodlands Valley and Woodland Hills is 20% and 50% less than the density permitted in the current zoning classification.

Graham Smith stated that development group aimed to create a product with the best benefits. The plans were developed from an inclusive perspective among a group of advisors and professionals using open concepts which would create a product for the greater community of Little Rock.

Scott Hurley offered that the team develops based on the demand and not based solely on revenue. Acknowledging the challenges along Kanis Road, he stated the team is addressing the traffic issues.

Jesse Munn expressed that the development represents the final piece of an award-winning neighbor. To address the some of the concerns for the residents and his neighbors, the team worked together to provide a 50-foot evergreen, dense buffer against Taylor Park and green spaces with some undisturbed next to the homes on the South. He also stated that early in the development process he met with neighborhood associations and hosted a community meeting with the engineering team to answer any questions for the community.

Ernie Peters briefly explained the general nature of the traffic study focused on five (5) scenarios with varying traffic conditions. Recognizing variances in the traffic volume due to the COVID-19 environment, Mr. Peters noted the proposed estimates are reasonable. In addition, the interim improvements to widen Kanis Road to three (3) lanes and to install the traffic signal have been offered in the proposal. The associated benefits are the right-of-way assignment and the increased safety. Mr. Peters also noted that the traffic signal will not be implemented until the warrant criteria is outlined by the City.

Tim Daters and Brian Dale emphasized the rationale for the need of the traffic signal and the awareness of the 404 Permitting Requirements. Mr. Daters acknowledged that the firm remains in compliance on every project with the assistance of consultants familiar with the regulatory requirements. Mr. Dale confirmed that Environmental Engineers have been engaged for the Hastings' Tract. He also briefly explained the collaborative efforts between the County, City, and Develop Team to get Panther Branch Drive connected prior to the abandonment of Cooper Orbit Road.



Mr. Eilbott made three (3) observations regarding Wallace Smith's presentation:

1. There is no alternative exit to Panther Branch Drive because the applicants do not own the property which will allow access.
2. The Development Team confirms adherence to the U.S. Corps of Engineers in keeping with all requirements.
3. The proposed developments will generate between \$900K and \$1.1M in annual real estate taxes for the benefit of Pulaski County and the Pulaski County Schools.

A motion was made to approve Item 13 (Z-5096-E) as recommended by staff. The motion was seconded. The vote was 9 ayes, 2 noes and 0 absent. The application was approved.