

FILE NO.: Z-9342

NAME: Houff Plumbing Short-form PCD

LOCATION: Located at 11800 – 11804 Kanis Road

DEVELOPER:

Don Houff Plumbing
11716 Kanis Road
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Don Houff, Owner
White-Daters and Associates, Agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 5.6-acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11 – I-430

CENSUS TRACT: 24.07

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: C-3, General Commercial District uses

VARIANCE/WAIVERS: A variance from the Land Alteration Ordinance to allow grading of Lot 4 prior to the approval of a development plan and the issuance of a building permit.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property contains 5.6-acres and is currently zoned R-2, Single-family. This has been the location of Houff Plumbing for 35-years and is a "grandfathered" use. There are currently two (2) other structures on the property which have been used as office space and residential purposes. The applicant is requesting approval of

a four (4) lot plat with each of the three (3) existing structures located on separate lots. Lot 4 is currently vacant. Along with the plat, the developer is requesting a rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development District, to allow C-3, General Commercial District uses as allowable uses for the site. The surrounding area is currently a mix of commercial and office developments. The property to the north is zoned POD, Planned Office Development and operates as a mini-storage. The property to the west are commercial uses.

Kanis Road is currently a two (2) lane road, but the City has acquired the right of way to widen the road to an arterial street standard. This work should be completed in the next few years prior to the developer requesting a building permit for any future redevelopment of the site. The developer is requesting a variance to advance grade Lot 4. According to the applicant this will eliminate future site work and grading to access across the newly constructed Kanis Road.

B. EXISTING CONDITIONS:

Bowman Plaza Shopping Center is located to the west of this site, with access to South Bowman Road and Kanis Road. The development is a mixed use development containing office, retail and office-warehouse uses. To the east of the site is also a mixed use development, with access to Autumn Road and Kanis Road, which contains office and office-warehouse uses. North of the site, accessed from Hermitage Road, is a mini-warehouse development. The site has two (2) residential structures along Kanis Road and the plumbing business is located to the north of the homes.

Kanis Road is proposed for widening by the City of Little Rock. Acquisition of right of way and utility relocations are currently underway.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With site development and/or platting of the lots, provide the 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. If a lot in the subdivision is platted or a building permit is issued prior to the date of bid opening of the Kanis Road improvement project for this portion of Kanis Road, the owner is responsible to provide an in-lieu payment for the cost of the proposed street improvements in conformance with the project plans.

2. A grading permit in accordance with Section 29-186 (c) and (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 a variance being requested to advance grade the future lots or phases with development of the first phase or lot?
3. 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. Access to detention ponds should be provided from the right-of-way and/or access easement for future maintenance.
4. 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.
5. Show the proposed driveway(s) and shared access easement(s). Per City code driveways can be located no closer than 150 feet from a side property line and no closer than 300 feet from other driveways and intersection.
6. 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.
7. 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.
8. Retaining walls designed to exceed 15 feet in height are required to seek a variance for construction. Provide proposed wall elevations.
9. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.

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

Little Rock Water Reclamation Authority: Sewer available to this site. Capacity fee review required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already being provided to the existing structures on the property. A three phase, overhead power line runs along the south side of Kanis Road in front of this property. A three-phase, underground power line also exists on the west side of the property. Contact Entergy in advance to discuss electrical service requirements, power line extension or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: Central Arkansas Water cannot approve the current preliminary plat due to policy conflicts with the existing fire service. Contact Central Arkansas Water to obtain information regarding these conflicts.

Fire Department:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.
4. 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.
5. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.

6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 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.
 - b. 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.
 - c. 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.
 - d. 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.
7. 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.
8. 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 replaced 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.
9. 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 (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: Any new construction or rehabilitation of an existing structure is subject to full commercial plan review and approval prior to issuance of a building permit. This project will require fully developed Architectural, Structural, Civil and MEP Plans. For information on submittal requirements and the review process contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Carl Menyhart at 501.371.4875 or cmenyhart@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. 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: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in I-430 Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. The Mixed Office and Commercial category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied to rezoning from R-2 (Single Family District) to PCD (Planned Commercial Development) to allow the creation of a four (4) lot plat and allow the use of the property with C-3 General Commercial District uses within the existing buildings.

Master Street Plan: To the south of the property is Kanis Road and it is shown as Minor Arterial Streets 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 on traffic and pedestrians on Kanis Road since it is a Minor Arterial. 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.

H. SUBDIVISION COMMITTEE COMMENT: (July 18, 2018)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested information concerning the proposed signage plan, the location and details of any proposed fencing and the location of any proposed dumpsters.

Public Works comments were addressed. Staff stated with the redevelopment of the site a single driveway on Kanis Road would be allowed. Staff stated a grading permit was required prior to any grading activities on the site. Staff stated retaining walls which exceeded 15-feet in height were required to seek a variance for construction. Staff requested Mr. White provide the proposed wall elevations. Staff stated if a building permit was requested prior to this section of Kanis Road street improvements and widening being bid the property owner would be responsible for the required street improvements adjacent to this site.

Landscaping comments were addressed. Staff stated any future development or redevelopment of the site would require the sites landscaping to come into compliance with the City's Landscape and Buffer Ordinance requirements.

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.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues raised at the July 18, 2018, Subdivision Committee meeting. The applicant has provided the location of the proposed dumpsters, the placement of fencing and provided the proposed signage plan.

The request is a rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development to allow the creation of a four (4) lot plat/plan with the three (3) existing structures located on separate lots and a fourth lot, Lot 4, which is currently vacant. Lot 4 is proposed for future development. With the approval the applicant is requesting the allowance of C-3, General Commercial District uses as allowable uses for the four (4) lots.

The lots range in size from 0.58-acres to 2.45-acres. The existing structure located on Lot 1 contains 1,400 square feet. The existing building located on Lot 2 contains 7,350 square feet. The existing building located on Lot 3 contains 728 square feet. Lots 1 and 3 have existing drives from Kanis Road. The drive serving Lot 2 is located across Lot 1 extending to the north to an asphalt parking area. Lot 3 is served by an asphalt drive and a graveled parking area. A shared access and utility easement will be platted to serve Lot 4 at the time of development.

Signage is proposed for each of the lots fronting Kanis Road. A development sign is proposed to serve the rear lots. The development sign is proposed with a maximum height of ten (10) feet and a maximum sign area of 100 square feet. Lots 1 and 3 will have individual signs on their lots. The signs will not exceed six (6) feet in height and 72 square feet in area. Building signage is proposed on the front facades of each of the buildings. The building signage will be limited to a maximum of ten (10) percent of the front façade area of the building.

Kanis Road is currently a two (2) lane road, but the City has acquired the right of way to widen the road to an arterial street standard. According to the applicant this work should be completed in the next few years prior to this developer requesting a building permit for any future redevelopment of the site. Should the developer elect to request a building permit prior to this section of Kanis Road being bid the developer will be responsible for construction of the street improvements for the property frontage.

The developer is requesting a variance from the Land Alteration Ordinance to advance grade Lot 4. With the City constructing Kanis Road the developer is requesting the advanced grading to eliminate future hauling of materials across the newly constructed Kanis Road.

The applicant is proposing the placement of an eight (8) foot chain link fence on the sites perimeters for the rear lots. The applicant also indicates dumpsters will be placed and screened per the typical ordinance requirements. The dumpsters will be placed outside the front setback and will be screened with a solid screening

wall or fence to a height of two (2) feet above the top of the container. The hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to recognize the historic uses of the site and to allow the creation of a four (4) lot plat. The applicant notes for the short-term the existing structures and parking areas will be used as they currently exist. Should any redevelopment of the site occur the building placement, landscaping and parking areas will come into compliance with the development standards as exist at the time of redevelopment. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning as proposed is appropriate for the site.

J. 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.

Staff recommends approval of the variance request from the Land Alteration Ordinance to allow grading of Lot 4 prior to the approval of a development plan and the issuance of a building permit for the lot.

PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

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 presented a recommendation of approval of the variance request from the Land Alteration Ordinance to allow grading of Lot 4 prior to the approval of a development plan and the issuance of a building permit for the lot. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.