

FILE NO.: Z-5502-K

NAME: West Kanis Storage 2 – PD-C

LOCATION: West of 17301 Kanis Road

DEVELOPER:

Tisdale Properties & Development
43 Chenal Circle
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Olan Asbury (Agent)
P.O. Box 241087
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White-Daters Engineers
24 Rahling Circle
Little Rock, AR 72223

AREA: 8.28

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 18

CENSUS TRACT: 42.25

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property located west of 17301 Kanis Road from R-2 to PD-C to allow the development of 8.28 acre along west side of the Rock Creek to include four (4) mini-warehouse structures with paved parking and an access drive connecting to Kanis Road to the north.

B. EXISTING CONDITIONS:

The site is vacant and cleared of structures and trees. A single driveway along the northeast edge of the property provides access from Kanis Road. The centrally

located creek covers a good portion of the eastern section of the site from north to south and drains into a creek running southeast serving as a tributary to Rock Creek. The creek runs North to south dividing the tract into two (2) eastern and western lots. Properties to the north and east of the development includes commercial, and office use zoned uses and properties to the south and west include residential uses. The property to the north directly across Kanis Road owned by Entergy, zoned R-2 and O-2 and includes electrical transmission lines traversing in a north/south direction.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Provide finished floor elevations (FFE) for all buildings on site plan and grading and drainage plans.
2. Show all flood plain boundaries and flood zones on site plan and grading and drainage plans.
3. Any work involving one (1) or more acres of disturbed area requires 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.
4. A Special Flood Hazard Development Permit (SFHA) is required to be obtained to prior to beginning construction. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204) to obtain a SFHA permit.
5. Due to the proposed structures being located within the 100-year floodplain, an elevation certificate of the finished floor elevation for each structure must be provided to the Pulaski County Planning & Development Department's floodplain administrator prior to the issuance of a certificate of occupancy. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204).
6. Development or fill within the floodway is prohibited. Contact Pulaski County Planning and Development Department's floodplain administrator at 501-340-8265 (3200 Brown Street Little Rock, AR 72204) to verify compliance with Pulaski County's flood hazard damage prevention and control ordinances and codes.
7. Kanis Road is classified as a minor arterial per Little Rock's master street plan. Therefore, dedication of additional right of way per Little Rock's master street plan for a minor arterial will be required. Total right of way dedication required from centerline of Kanis Road is 45 feet.

8. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comment.

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.
2. Provide 15-ft utility easement along road frontage, outside ROW dedication.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review.
4. Plan revisions may be required after additional review.
5. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
6. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department:

Maintain Access:

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.

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. 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 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.

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

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.

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.

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.

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 2012 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 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.

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 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.

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.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning:

1. Obtain Driveway permit form Pulaski County Public Works for new driveway off Kanis Road.
2. Provide AHD septic permit for wastewater system.
3. Obtain West Pulaski Volunteer Fire Department Approval.
4. Provide CAW approval for water service.
5. Submit a copy of the SWPPP for this project.
6. Obtain flood permit for buildings/fill inside the 100 year floodplain.
7. Verify development does not violate any existing covenants/restrictions listed in the Independence Farms Subdivision Bill of Assurance.
8. Show State Plane Coordinates for two section or quarter section corners.
9. Verify Flood panel information Zone shows to be AE Zone not AH.
10. Show certificates of owner, surveying accuracy and engineering accuracy.
11. Include owner's name and address on certificate.
12. Any city required half street improvements to Kanis Road will need to be reviewed and approved by the County Public Works Department prior to construction.
13. Show property owners for abutting property.
14. Show existing property zoning.
15. Provide storm drainage plan.
16. Pay \$33.00 review fee.
17. The revised plan appears to show a grading encroachment inside the regulatory floodway.
18. A No-Rise certification provided by an Arkansas registered professional engineer and a flood permit must be obtained from Pulaski County before any of the shown improvements in the floodway are to be constructed.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The *Future Land Use Map* shows Suburban Office (SO) and Park/Open Space (PK/OS) for the requested area. The Suburban Office (SO) 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 Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The application is to rezone from R-2 (Single Family District) & PCD (Planned Commercial Development) District to PDC (Planned Development Commercial) District. This is to allow for a mini-storage facility to be constructed on the site either side of the Rock Creek floodway/floodplain.

South of Kanis Road is shown for Suburban Office (SO). To the west of the application area are single family residences zoned R-2 (Single Family District) and an auto repair shop zoned C-3 (General Commercial District). The is followed by and area of undeveloped Commercial (C) at the Kanis Road/Rahling Road-Edswood intersection. South of Kanis Road to the east of the application area is one undeveloped tract of SO and zoned R-2. West of this land is shown for Mixed Office and Commercial (MOC). The area is partially developed with a Costco in PCD (Planned Commercial Development) zoning.

North of Kanis Road is an area of Office (O) and PK/OS with Rock Creek and a kennel. North of Kanis Road, east of this area is a Commercial (C) area with a vacant tract, a single-family residence zoned R-2, and an electrical substation zoned R-2. North of Kanis Road, west of the site at the Kanis Road/Rahling Road intersection is an area of undeveloped C.

Master Street Plan:

Kanis Road is shown as a Minor Arterial on the *Master Street Plan Map*. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized allow for continuous traffic flow while still allowing some access to adjoining property. Right-of-Way (ROW) is 90 feet. Sidewalks are required on both sides. This road may need more ROW or paving width.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no historic sites or districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone the property located west of 17301 Kanis Road from R-2 to PD-C to allow the development of 8.28 acre along west side of the Rock Creek to include four (4) mini-warehouse structures with paved parking and an access drive connecting to Kanis Road to the north.

The site is vacant and cleared of structures and trees. A single driveway along the northeast edge of the property provides access from Kanis Road. The centrally located creek covers a good portion of the eastern section of the site from north to south and drains into a creek running southeast serving as a tributary to Rock Creek. The creek runs North to south dividing the tract into an eastern and western lot. Properties to the north and east of the development includes commercial, and office use zoned uses and properties to the south and west include residential uses. The property to the north directly across Kanis Road owned by Entergy, zoned R-2 and O-2 and includes electrical transmission lines traversing in a north/south direction.

The applicant proposes to construct the new self-storage facility along the west perimeter of Rock Creek located within 25 feet of the creek's floodway perimeter. The site plan shows four (4) mini-warehouse structures with a cumulative square footage of 27,000 oriented from north to south along the western edge of the creek connected by a paved access drive with parking. The proposed access drive extends south from Kanis Road into the development connecting to the structures and terminating at the south perimeter of the site. The plan show a proposed storm water detention pond at the southeast portion of the site adjacent to the Rock Creek floodway.

The proposed mini-warehouse development will utilize the office within the future mini-warehouse development to the east for leasing purposes.

There will be no dumpster located at the site. Any new dumpsters must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Any new signage located on the site in must conform to Section 36-555 of the City's Zoning Ordinance.

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. Steff believes the proposed mini-warehouse development will be an appropriate continuation of the zoning pattern in the immediate area along Kanis Road. The proposed development will be associated with the previously approved PD-C mini-warehouse development to the east.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning to allow a mini-warehouse development subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 13, 2023)

The applicant was not present. There were no persons registered in opposition. Staff presented the item and a recommendation of deferral.

The item remained on the consent agenda for deferral as recommended by staff. The vote was 7 ayes, 0 nays, 3 absent and (1) open position.

PLANNING COMMISSION ACTION:

(MAY 11, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 6 ayes, 0 nays, 4 absent and 1 open position.