

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 18, 2022 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development titled West Kanis Storage PCD, located at 17301 Kanis Road (Z-5502-I).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
---	---	---

<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the property, located at 17301 Kanis Road, be rezoned R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of 5.28 acres with an eleven (11) building mini-storage development. In addition, the applicant is requesting a waiver of the required street improvements for Kanis Road along a portion of the property’s street frontage.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PCD zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p>
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant proposes that the property located at 17301 Kanis Road be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of 5.28 acres with an office and eleven (11) mini-warehouse buildings available to the public. The proposed site will take access from Kanis Road and will be developed in one (1) phase.</p>

**BACKGROUND  
CONTINUED**

The office portion of the development includes an on-site manager's residence. Proposed office hours will be from 9:00 AM - 6:00 PM, Monday – Friday, and 9:00 AM - 2:00 PM on Saturday. Gate hours will be from 6:00 AM - 9:00 PM, seven (7) days a week. Twenty-four (24)-hour gate access will be available, but kept as low as possible. The applicant notes there are five (5) parking spaces. Section 36-502(3)(c) of the City's Zoning Ordinance would typically require three (3) parking spaces for office use. Staff believes the parking is sufficient to serve the proposed building. Applicant notes trash collection will be accomplished with a residential style container for the office/apartment. There will be no dumpster located at the site.

The Applicant notes that Buildings 4, 6, 7, 8, 9, 10 and 11 will contain climate-controlled self-storage units in the center of each building accessible by a hallway running the length of each building with typical roll up doors. The applicant noted units visible around the perimeter of the building will be standard self-storage units. Building No. 1 will be utilized for the storage of large RVs will include two (2) sizes: a) fifteen (15) feet by fifteen (15) feet; and b) twelve (12) feet by forty (40) feet. The Applicant notes there is no expectation of open air, outside storage for boats and RVs; however, on occasion, trailers may be temporarily stored in the southern-most portion of the property near the flood plain area. Details for internal traffic circulation paths for Fire Trucks, large RVs, and large box truck(s) for internal circulation throughout the site have been provided by the applicant. Staff believes the internal circulation of various vehicle types is sufficient.

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

A monument sign is proposed along West Kanis Road near the office and on the outside wall of the office/apartment. All signs in commercial zones must conform to Section 36-555 of the City's Zoning Ordinance.

The Applicant proposes to fill an existing pond which extends a good portion of the site in a north, south direction located in the center of the property. The site plan shows a creek will be rerouted along the east property line and drain into the floodway. A stormwater detention pond is located in the southeast portion of the property to collect additional run-off from the site.

**BACKGROUND  
CONTINUED**

The property contains approximately 427 feet of street frontage along Kanis Road. The applicant proposes the following with respect to street improvements to Kanis Road and drainage improvements:

1. The Owner will dedicate all of the right-of-way required.
2. The east 120 linear-feet of Kanis Road will be constructed to Master Street Plan standards (½ south side only).
3. Two five (5)-foot tall x ten (10)-foot wide barrels will be added to the existing double five (5)-foot tall x seven (7)-foot wide box matching the length of the existing box culvert.
4. The ditch to Rock Creek will be extended and dedicate easements on the tributary and Rock Creek.

The applicant is requesting a waiver of the required ½ street improvements to Kanis Road for the west approximate 307 feet of street frontage for this property; staff does not support the requested waiver.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge the applicant's requested waiver of street improvements to Kanis Road is the only outstanding issue.

The Planning Commission reviewed this request at their November 18, 2021, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.