

FILE NO.: Z-9878-A

---

NAME: Plunkett Mixed Use – PCD

LOCATION: 14118 Kanis Road

DEVELOPER:

Pinnacle Hotel Group  
119 S. IZARD STREET, Ste. #200  
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Brian Dale (Agent)  
Joe White & Associates  
25 Rahling Circle  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates  
25 Rahling Circle  
Little Rock, AR 72223

AREA: 6.50 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: N/A      PLANNING DISTRICT: 18      CENSUS TRACT: 46

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. The applicant is requesting to allow advance grading with infrastructure.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 6.50-acre site from R-2 to PCD to construct a mixed-use development. The development will include a total of nine (9) buildings. The two (2) buildings facing south along Kanis Road will contain retail uses, six (6) buildings in the center portion will contain flex space uses and the northernmost building will be utilized for climate-controlled storage.

B. EXISTING CONDITIONS:

The site is currently undeveloped and contains trees surrounding the perimeter of the property. There is a mixture of zoning and uses surrounding the site.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. Any work involving one (1) or more acres of disturbed area require 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.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

5. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
6. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
7. If proposed retaining walls shown on plans are equal to or above four feet tall measured from the bottom of the footing or leveling layer or if there is surcharge loading for a retaining wall less than four feet tall measured from the bottom of the footing or leveling layer, the Department requires retaining wall design plans by an Arkansas licensed professional engineer showing plan, profile, and cross sectional views of the wall with special details, design loading calculations clearly showing all required factors of safety are met or exceed per state building codes. A separate building permit-accessory structure will be required for the retaining walls along with inspections by Department engineering staff during their construction.
8. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to recording the final plat. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
9. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted prior to recording of the final plat. This information shall include but not limited to: pipe inverts, length of pipe, size of pipe, type of pipe, and type of inlets.
10. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to issuance of a final certificate of occupancy.
11. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

12. How is stormwater runoff from off-site areas from the west and east flowing on-site being handled? Provide information on site plan showing proposed infrastructure to handle off-site stormwater drainage collection and conveyance.
13. How is stormwater runoff from Kanis Road being handled? Provide information on site plan showing proposed infrastructure to handle Kanis Road stormwater drainage collection and conveyance.
14. How and where is the proposed stormwater detention facility discharging water from its storage volume? Provide information on site plan showing proposed stormwater detention outlet structure discharge location and method of tie in to existing storm sewer pipe.
15. Street design standards shall comply with the latest version of the AASHTO A Policy on Geometric Design of Highways and Streets, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
16. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
17. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapters 30.
18. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
19. Kanis Road is classified as a minor arterial per City's master street plan. Per minor arterial standard in master street plan, a total of ninety (90) feet of right of way is required for a minor arterial. Therefore, the developer will be required to dedicate a total forty-five (45) feet of right of way from the existing centerline of Kanis Road to meet master street plan requirements.
20. Per City's boundary street ordinance, developer is required to widen and improve Kanis Road to the minor arterial standard per City's master street plan along the property frontage adjacent to Kanis Road.
21. Kanis Road is classified as a minor arterial for City's master street plan. Therefore, per City's boundary street ordinance, construction of boundary street improvements along property's southern frontage along Kanis Road for a minor arterial standard and dedication of additional right of way per

master street plan is required. Total right of way dedication required is forty-five (45) feet from street centerline. Additional right of way dedicated from the centerline of right of way more than forty-five (45) feet may be required by Department staff depending on the location of the centerline of the street in relation to the centerline of the right of way if both centerlines do not coincide currently for Kanis Road.

22. Per City Code Sec. 30-48 and City standard detail PW-24, sidewalk shall be one (1) foot from the property line/right of way line. Therefore, revise proposed sidewalk to be a minimum of one (1) foot offset from the parcel's property line as required.
23. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Revise driveway to meet above requirements accordingly, or a variance request will have to be filed with application for the planning commission's consideration per City Code Sec. 31-210 (j).

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

Little Rock Water Reclamation Authority:

1. If necessary, submit the wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

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. 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 Little Rock Fire Department is required.
3. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an

engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
5. 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 backflow preventer shall be required.

Fire Department:

**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 provided 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 buildings 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 exceeds 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.

#### **Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

**As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

#### **One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.



**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**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.

**If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Extra-territorial Planning Jurisdiction and located in the Ellis Mountain Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and

wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from C-3 to PCD for Storage and Parking-Storage.

To the east of the application area is a convenience store with fuel pumps in an area of Mixed Office and Commercial (MOC). The Mixed Office and Commercial (MOC) 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. There is also an apartment complex in an area of Residential Medium Density (RM). The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. To the North is a wooded area with a faith based institution in an area of Public/Institutional (PI). The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. On the west of the subject site is an area of Commercial (C) with single-family homes on wooded tracts. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Across Kanis Road to the south is an apartment complex in an area of Residential High Density (RH). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

This site is not located in an Overlay District.

Master Street Plan:

Kanis Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone a 6.50-acre site from R-2 to PCD to construct a mixed-use development. The development will include a total of nine (9) buildings.

The developer requests C-3 permitted uses for the two southern buildings, and office/flex space for the six middle buildings.

The site is currently undeveloped and contains trees surrounding the perimeter of the property. There is a mixture of zoning and uses surrounding the site.

The development takes access from Kanis Road that opens up to parking on the east and west sides of the driveway.

The site plan shows a front building setback well over the thirty (30) foot front building line, rear building setback more than twenty-five (25) feet from the property line and side yard setbacks ranging from twenty-one (21) to twenty-two (22) feet.

The site plan shows a total of nine (9) buildings. The two (2), 6,000 square foot buildings facing south along Kanis Road and will contain retail uses, the six (6) buildings shown in the middle portion will be 7,200 square foot in area will contain flex space uses. This will allow a small contractor to have an office, and an overhead door to accommodate the warehouse area to securely store materials inside. The northernmost building will contain a two-story, 40,000 square foot, climate-controlled storage building with access only from the south. The rear and a portion of both sides of the climate-controlled building will contain a four (4) foot retaining wall. The retaining wall will be setback five (5) feet from the building.

The project is designed to have buildings facing into the common shared parking lot. All materials used by tenants will be stored inside, and not visible to the public. For security purposes development will contain a gate between the two (2) retail buildings that would be closed in the evenings. A six (6) foot tall or opaque fence is also proposed to provide screening from the property west of the site.

The development includes a seventy-five (75) foot buffer between the climate-controlled storage building and the properties to the north.

The site plan shows thirty-four (34) parking spaces in the front portion of the site, 108 parking spaces in the middle portion of site and twenty-four (24) parking spaces in the rear portion of the site for a total of 166 overall parking spaces. The parking allows ample maneuvering room for vehicles to move around the site. Staff feels the parking is sufficient to serve the use.

The applicant did not provide a signage plan with this application. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is proposing stormwater retention in the southeastern portion of the site between the access drive and parking lot.

The site plan shows two (2) dumpsters on the property located at the northwestern and northeastern corners of each retail building. Both dumpsters must be screened as per Section 36-523 of the City's Zoning Ordinance.

All sight lighting must be low-level and directed away from adjacent residential properties.

Staff is supportive of the requested PCD zoning. Staff feels the proposed development provides adequate screening for the residential properties west of the site. The development also includes a seventy-five (75) foot buffer between the climate-controlled storage building and the properties to the north. The applicant's proposed use of the site is similar to the intensity of other developments in the general area. Staff feels the proposed mixed-use development will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will be beneficial to the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda and staff report.

---

PLANNING COMMISSION ACTION:

(APRIL 11, 2024)

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 analysis" above. The item remained on the Consent Agenda for Approval. The vote was 11 ayes, and 0 nays. The application was approved.