

FILE NO.: Z-8605-C

NAME: SRVC Kanis Revised Short-form PD-C

LOCATION: Located at 11601 Kanis Road

DEVELOPER:

SRVC
304 North Shackleford Road
Little Rock, AR 72212

SURVEYOR:

Thomas Engineering
2810 Lookout Road
North Little Rock, AR 72116

AREA: 2.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11 – I-430

CENSUS TRACT: 41.07

CURRENT ZONING: PD-C

ALLOWED USES: O-3, General Office District and Vet clinic with grooming and indoor boarding

PROPOSED ZONING: Revised PD-C

PROPOSED USE: O-3, General Office District and Vet clinic with grooming and indoor boarding – allow a reduction in the previously approved site area.

VARIANCE/WAIVERS: A variance from the City’s Land Alteration Ordinance to allow grading of the second phase with the development of the first phase.

BACKGROUND:

Ordinance No. 20,365 adopted by the Little Rock Board of Directors on December 7, 2010, established Lot 1 Edwards Addition Short-form POD. The property was originally constructed as a single-family residence but was later converted to an office use prior to annexation to the City. With the conversion, the entire front yard was

paved for parking. The rezoning of the site from R-2, Single-family to POD was to allow the reuse of the site as a daycare facility. The applicant requested to utilize O-3, General Office District uses as allowable alternative uses for the site. The daycare center did not open at this location.

Ordinance No. 20,631 adopted by the Little Rock Board of Directors on September 4, 2012, rezoned the site to Planned Development Commercial, PD-C, to allow the use of the building as a resale shop. The hours of operation were proposed from 7:00 am to 8:00 pm seven (7) days per week. The applicant requested O-3, General Office District uses as allowable alternative uses for the site.

On February 2, 2016, the Board of Directors adopted Ordinance No. 21,178 revising the previously approved PD-C for this property. The applicant proposed to demolish the existing structure and construct a new 4,500 square foot veterinary clinic. The site plan indicated future construction of a 3,010 square foot grooming facility and a 468 square foot storage shed. The site plan indicated 26 on-site parking spaces. The development was proposed in two (2) phase. The first phase was the construction of the vet clinic which included indoor boarding. The second phase included the construction of the grooming facility which also included space for indoor boarding.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a revision to the previously approved PD-C to allow the rear portion of this site to be sold to an adjacent property owner, Arkansas Urology. The existing building has been removed and the new vet clinic with groomers and indoor boarding is proposed for construction. The project continues to be proposed in phases. The front building is Phase 1 and will house the vet clinic. Phase 2 will be the grooming building and both buildings will have indoor boarding available. The applicant continues to request a variance from the City's Land Alteration Ordinance to allow grading of the second phase with the development of the first phase.

The property is approximately 960-feet deep. The vet clinic will retain the northern 510-feet and the Urology Clinic will purchase the southern 450-feet (both lengths are approximate measurements). The applicant has indicated a replat of this property will be completed upon approval of the revision to this PD-C zoning and the adjacent revision to Arkansas Urology's POD zoning to eliminate the creation of a property without public street frontage.

B. EXISTING CONDITIONS:

The building has been removed. The front yard area has been paved from what appears to be property line to property line. The back yard area is open. Other uses in the area include an office development located to the north at the northwest corner of Kanis and Autumn Roads. There is a property located on the northeast corner of Kanis and Autumn Roads that is zoned POD and was approved for an office/warehouse development. Further north on Autumn Road

is a daycare center. East of the site with frontage on Kanis Road is an office building and a second office building is located to the south accessed by a driveway/access easement from Kanis Road. West of the site are three (3) office buildings and further west is a single-family home with an upholstery shop located behind the home.

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. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to the street including 5-foot sidewalk with the planned development.
3. The proposed back of curb should be located 29.5 feet from centerline. If a permit is pulled prior to the bidding of the City of Little Rock Kanis Road project, the applicant will be responsible to construct the widening to Kanis Road. If so, a payment in-lieu of construction should be made to the City of Little Rock.
4. 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. A variance is being requested to advance grade the future grooming facility with construction of the proposed vet clinic.
5. All driveways shall be concrete aprons per City Ordinance.
6. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
7. Stormwater detention ordinance applies to this property.
8. 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.
9. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A single phase overhead power line exists running north and south just to the west of this property. Extreme caution must be used in the construction activities in the vicinity of the power line so that proper clearances are maintained. Contact Entergy in advance regarding future service requirements to the development and future facilities locations as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment 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 the Little Rock Fire Department is required.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. Contact Central Arkansas Water regarding the size and location of water meter.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.

7. 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 back flow preventer shall be required.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is not currently served by METRO but is part of our long range plans. The Bowman/Kanis area has developed considerably over the last few years. METRO has plans to provide new service for the recent multi- family housing and commercial establishments in our 2016 service changes. Future expansion as development warrants is also planned. Pedestrian infrastructure must be included for transit rider and disability community access to transit.

F. ISSUES/TECHNICAL/DESIGN:

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the 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 for a revision to an existing PDC (Planned Development Commercial) to allow removal of a portion of the site from the previously approved site plan.

Master Street Plan: The north side of the property is Kanis Road and it is a Minor Arterial. 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. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.
3. Trees and shrubs are required planted adjacent to street right-of-way. Plant material is to be provided at one (1) tree and three (3) shrubs for every 30 linear feet. Existing trees and vegetation can be used to satisfy landscape requirements.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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. SUBDIVISION COMMITTEE COMMENT: (April 27, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned the building square footage. Staff also questioned if there were any modifications from the previous approval.

Public Works comments were addressed. Staff questioned if the request included a variance to allow advanced grading of the site. Staff stated the site development was to comply with the City's stormwater detention ordinance. Staff stated all driveways were to be concrete aprons per City code.

Landscaping comments were addressed. Staff stated perimeter planting strips were required around the site. Staff stated interior landscaping was required within the parking lot areas. Staff stated screening was required on the property lines adjacent to residentially zoned or used property. Staff stated prior to the issuance of a building permit a landscape plan stamped with the seal of a registered landscape architect was required.

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.

H. ANALYSIS:

The applicant provided an updated cover letter addressing staff's concerns raised at the April 27, 2016, Subdivision Committee meeting. The applicant has indicated there are no changes proposed for the building square footages or the proposed use of the site. The applicant is requesting the revision to the previously approved PD-C to allow the rear portion of this site to be sold to an adjacent property owner, Arkansas Urology. The property is approximately 960-feet deep. The vet clinic will retain the northern 510-feet and the Urology Clinic will purchase the southern 450-feet (both lengths are approximate measurements). The applicant has indicated a replat of this property will be completed upon approval of the revision to this PD-C zoning and the adjacent revision to Arkansas Urology's POD zoning to eliminate the creation of a property without public street frontage.

The project continues to be proposed in phases. The front building is Phase 1 and will house the vet clinic. Phase 2 will be the grooming building and both building will have indoor boarding available. The request continues to include a variance request from the City's Land Alteration Ordinance to allow grading of the second phase with the development of the first phase.

The new vet clinic is proposed containing 4,500 square feet. The site plan indicates future construction of a 3,010 square foot grooming facility and a 468 square foot storage shed. The development is proposed in two (2) phases. The first phase will be the construction of the vet clinic which will include indoor boarding. The second phase will include the construction of the grooming facility which will also include space for indoor boarding.

The applicant has indicated boarding will be provided to clients. The applicant states the clinic will have spaces for approximately 25 animals. The grooming facility will accommodate 60 animals, 40 dogs and 20 cats. All animal boarding will be inside the building. The dogs will be walked twice a day. The applicant has stated there will not be any outdoor runs or kennels. The site plan does include an area to be fenced to allow a safe place to walk the animals but no pets will be left outdoors without supervision.

The maximum building height proposed is 25-feet. The materials will be a combination of brick, stucco, metal siding and/or stone. The applicant has indicated the building will be constructed with a peak roof.

The site plan indicates 27 on-site parking spaces. Parking for a medical office is six (6) spaces per doctor and parking for a general and professional office is one (1) space for every 400 gross square feet of floor area. The clinic will have no more than two (2) doctors. This would require the placement of twelve (12) spaces. The grooming facility contains 3,010 square feet and based on the parking requirement for an office seven (7) spaces would be required.

The site plan indicates the placement of building signage along Kanis Road. In addition the front of the building will face east as will the grooming facility. The applicant is requesting signage be allowed on the eastern facades of these two (2) buildings. A single ground sign is proposed. The applicant has indicated the sign will be a monument style sign. Staff recommends the signage be limited to a maximum height of six (6) feet and a maximum sign area of 64 square feet.

The site plan includes the placement of a dumpster along the southern perimeter of the site. A note indicates the dumpster will be screened per typical ordinance requirements by the placement of a six (6) foot wood fence around the facility. The hours of service are limited to 7 am to 6 pm Monday through Friday. The hours of operation of the clinic are 7 am to 6 pm Monday through Friday and Saturday from 8 am to noon.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to the existing PD-C to allow a reduction in the total site area with the rear portion of this site being sold to an adjacent property owner. Staff feels the redevelopment of the site as a vet clinic with a grooming facility and boarding is appropriate. The site is shown on the City's Future Land Use Plan as Mixed Office Commercial. Staff does not feel the development as proposed will have any adverse impact on this site or of abutting properties.

I. 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 City's Land Alteration Ordinance to allow grading of Phase II with the development of the first phase.

PLANNING COMMISSION ACTION:

(MAY 19, 2016)

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 City's Land Alteration Ordinance to allow grading of Phase II with the development of the first phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.