

FILE NO.: Z-9596

NAME: Rezoning from R-2 to C-3

LOCATION: 14300 Kanis Road

DEVELOPER:

A & S Associates, Inc.
5501 Ranch Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

A & S Associates, Inc. – Owner
Joe White – Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 2.3 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 18 CENSUS TRACT: 42.18

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.3 acre property from "R-2" Single Family District to "C-3" General Commercial District. The rezoning is proposed to allow future commercial development of the site.

B. EXISTING CONDITIONS:

The site is currently undeveloped and tree covered. The property slopes upward from Kanis Road, and has varying degrees of slope.

C. NEIGHBORHOOD COMMENTS:

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. Kanis Rd is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

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

Little Rock Water Reclamation Authority: Outside service area boundary. No comment.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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.

Parks and Recreation: No comments received.

County Planning: No comments.

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 Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to change R-2 (Single Family District) to C-3 (General Commercial District) to allow for the future commercial development of the site.

The Land Use Plan shows Residential Low Density (RL) to the north, east, and west. Suburban Office (SO) use is shown to the south, across Kanis Road. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The tracts north of Kanis Road are larger tracts which are undeveloped or have single-family houses on them. 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 areas south of Kanis Road are shown for Suburban Office. The McKenzie Park Apartments are located on the land east of Panther Branch Drive. To the west of Panther Branch Drive is Chenal Pet Place and an undeveloped tract.

Master Street Plan: To the west is Kanis Road and it is a Minor Arterial 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 of traffic and pedestrians on Kanis Road since it is a Minor Arterial. 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.

H. ANALYSIS:

A and S Associates, Inc., owner of the 2.3 acre property located at 14300 Kanis Road, is requesting that the property be rezoned from "R-2" Single Family District to "C-3" General Commercial District. The rezoning is proposed to allow future commercial development of the site. The property is located just outside the Little Rock city limits, but within the City's Extraterritorial Zoning Jurisdiction. The applicant plans to annex the property after rezoning.

The site is currently undeveloped and wooded, with varying degrees of slope. The properties north, east and west of the subject property are zoned R-2, with several of the properties being undeveloped. Commercial and multifamily zoned properties and uses are located across Kanis Road to the south. Additional commercial zoned properties are located to the east along Kanis Road.

The City's Future Land Use Plan designates this property as "RL" Residential-Low Density. A Land Use Plan Amendment from "RL" Residential-Low Density to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and office uses and zoning along Kanis Road. The property is located along a Minor Arterial Street. Kanis Road will be constructed to five (5) lane roadway adjacent to this

property. The requested C-3 zoning will be compatible with the general area and will represent a continuation of the zoning pattern along this section of Kanis Road. Staff believes rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(JULY 8, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.