

FILE NO.: Z-9063

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NAME: The Green House Cottages of Poplar Grove Long-form PD-R

LOCATION: Located at 7713 Kanis Road

DEVELOPER:

Little Rock Assets, LLC  
c/o Southern Administrative Services  
2230 S. MacArthur Drive, Suite 9  
Alexandria, LA 71301

ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 13.5 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: C-3, General Commercial District and R-2,  
Single-family District

ALLOWED USES: General retail and Single-family

PROPOSED ZONING: PD-R

PROPOSED USE: Senior living residences

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of the entire site with construction of the first building.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

This project is located on the south side of Kanis Road between Rodney Parham and John Barrow Roads. The project includes ten (10) one-story senior living residences and a central office/administration building. Each building will contain 12 units. Each unit has a single bedroom/bath. The building has a shared central common area, kitchen spa/beauty shop and library/den. The construction materials for the buildings are proposed as a mix of brick and masonry board siding. The site plan indicates the placement of 102 parking spaces.

B. EXISTING CONDITIONS:

The site contains a mobile home parking along Kanis Road. The remainder of the site is wooded. To the east is a multi-family development and single-family homes. To the west are single-family homes fronting on Kanis Road and homes located within the Kanis Park Subdivision. North of the site are single-family homes and Kanis Park.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one informational phone call from an area property owner. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association, the Kanis Village Property Owners Association and the Leander 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 Kanis Road including 5-foot sidewalks with the planned development. The proposed plan for widening Kanis Road shows Kanis Road to shift to the south adjacent to this property and neighboring properties with the construction of a possible retaining wall to the east. With that being the case prior to issuance of a building permit, in-lieu of construction a payment should be made to the City of Little Rock for the cost of widening Kanis Road to the Master Street Plan standard. The estimated costs will be reviewed and approved by staff.
3. 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. If a variance is requested to advance grade future phases with Phase 1? Is so provide a phasing plan.
4. Stormwater detention ordinance applies to this property.
5. 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.
6. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.

7. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 501.379.1813, Greg Simmons (gsimmons@littlerock.org) for more information.
8. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards can be achieved by proposed grading and clearing on the subject property and within the public right-of-way. A line of sight graphic should be provided.
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.
10. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
11. Provide proof of approval of construction of a detention pond and other driveway and parking improvements within the gas line easement.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if new sewer service is required for the project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists along Kanis Road on the north side of the property. The entry drive to the new property may require wire height adjustments or pole relocation to allow clearance for construction vehicles underneath the lines. Contact Entergy in advance regarding future service requirements to the development and future facilities locations as this project proceeds.

CenterPoint Energy: Please be advised that CenterPoint Energy (CNP) owns and operates natural gas facilities surrounding this future development. Two existing mains are located under the proposed site that are not clearly indicated on the proposal plats. CNP request that all right-of-away and easements be maintained. CNP insist AR One Call be called prior to any future construction activities. If there are any questions or concerns please do not hesitate to contact CNP.

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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. 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.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Contact Central Arkansas Water regarding the size and location of water meter.
6. 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.
7. 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.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.
9. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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.

**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 replaces 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.

**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 (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Captain Tony Rhodes 501.918.3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA Bus Route.

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](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Boyle Park Planning District. The Land Use Plan shows Residential Low Density (RL) and Mobile Home Park (MH) for this property. Residential Low Density allows for single family homes at densities not to exceed six (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 six (6) units per acre. The Mobile Home category accommodates an area specifically developed to accommodate mobile homes. The applicant has applied for a rezoning from R-2 (Single Family District) and C-3 (General Commercial District) to PDR (Planned District Residential) to allow for the development of an assisted housing development of ten (10) buildings with 120-beds on the site.

Master Street Plan: Kanis Road is shown as 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 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
3. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the admin / rehab building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
4. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The surrounding properties are zoned R-2, Single-family or MF18. The minimum dimension shall be nine (9) feet. The maximum dimension required shall be fifty (50) feet. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the City, Section 15-81. Screening of the adjacent properties will be required.
5. An irrigation system shall be required for developments of one (1) acre or larger.
6. 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:

(August 5, 2015)

Mr. Tim Daters of White-Daters and Associates was present representing the request. Staff presented an overview of the development stating there were a few outstanding technical issues in need of addressing related to the proposed site plan. Staff requested Mr. Daters provide the proposed phasing plan. Staff also requested Mr. Daters provide on the site plan any areas of outdoor patios, recreational areas or outdoor gardens. Staff also requested Mr. Daters provide the proposed clientele the development would serve.

Public Works comments were addressed. Staff stated right of way dedication on Kanis Road was required to meet the Master Street Plan for a minor arterial. Staff stated a grading permit was required prior to any construction activity on the site. Staff also stated prior to construction of any retaining walls an engineer's certification of design was required and after construction an as-built certification was required.

Landscaping comments were addressed. Staff stated a land use buffer was required along the perimeters which abutted single-family zoned or used property. Staff stated screening was also required in these areas. Staff stated an automatic irrigation system was required to water landscaped areas. Staff stated interior landscaping should comprise at least eight (8) percent of the vehicular use area containing twelve (12) or more parking spaces.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing a number of the technical issues associated with the request. The development is proposed to be constructed in a continuous flow but each building will be constructed and completed prior to beginning construction on the next building. The applicant is requesting a variance from the City's Land Alteration Ordinance to allow grading of the entire site with the initiation of construction of the first building. The applicant has noted the developer will complete the master street plan improvements to Kanis Road, provide an in-lieu contribution or some other arrangement acceptable to the City.

The request is a rezoning from C-3, General Commercial District and R-2, Single-family District to PD-R to allow the development of this 13.5-acre site with a rehabilitation and senior living community. The project includes ten (10) one-story senior living residences (cottages and therapy cottage) and a central office/administration building. Each of the buildings contain twelve (12) units. Each unit has a single bedroom/bath. The buildings have a shared central common area, kitchen, spa/beauty shop and library/den. There will be an assistant present at all times in each of the buildings.



The nine (9) cottage buildings are proposed with 85,750 square feet of floor area. The administration and therapy cottage contain 18,850 square feet of floor area. The building coverage is 2.40-acres or 17.8 percent of the site. Some of the buildings will be connected with enclosed walkways. An internal path system is proposed within the development. The applicant has indicated there will not be any exterior common patio areas or areas designated as common open space.

The construction materials for the buildings are proposed as a mix of brick and masonry board siding. The roofs are composite asphalt shingles. The maximum building height proposed is 25-feet.

The site plan indicates the placement of 102 parking spaces. Parking for a nursing home is typically calculated at one (1) parking space per bed. Parking for elderly housing is typically calculated at ½ space per unit. The development is proposed as a hybrid between the two (2) uses. Staff feels the parking as proposed is adequate to serve the development.

The site plan indicates the placement of a single development sign along Kanis Road. The sign is noted as the maximum allowed by ordinance. Typically signage allowed for this type development would be signage allowed for multi-family developments or a maximum of six (6) feet in height and twenty-four (24) square feet in area.

Staff is supportive of the applicant's request. The development is proposed as a senior living community with 120-beds for a density of 8.8-units per acre. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning request to PD-R to allow the development as proposed will have limited impact on the area.

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 the site with the construction of the first building.

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PLANNING COMMISSION ACTION:

(AUGUST 27, 2015)

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 the site with the construction of the first building. 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.