

FILE NO.: Z-5758-E

NAME: PVK Development Long-form PCD

LOCATION: Located on the Southwest corner of Kanis and Pride Valley Roads

DEVELOPER:

PVK Development
Graham Smith Construction
15100 Pride Valley Road
Little Rock, AR 72223

ENGINEER:

Thomas Engineering
Thomas Pownall
3810 Lookout Road
North Little Rock, AR 72216

AREA: 12.95 acres NUMBER OF LOTS: 18 FT. NEW STREET: 0 LF

CURRENT ZONING: O-2, Office and Institutional

ALLOWED USES: Office and Institutional uses

PROPOSED ZONING: PCD

PROPOSED USE: Mixed use – Single-family, Office and Mini-warehouse

VARIANCE/WAIVERS: The request includes variances from the City's Land Alteration Ordinance to allow advanced grading and to allow slopes in excess of 2:1.

BACKGROUND:

The site contains 12.95-acres and is located on the northwest corner of Kanis Road and Pride Valley Road. Ordinance No. 16,732 adopted by the Little Rock Board of Directors on August 16, 1994, rezoned the site from R-2, Single-family to O-2, Office and Institutional.

A proposal to allow the development of 142-units (for a proposed density of 11.24-units per acre) of condominium style housing under a horizontal property regime was proposed by a previous applicant but was withdrawn prior to the Commission considering the request at their December 7, 2006, public hearing.

The Commission approved a request for withdrawal of an item at their December 18, 2014, public hearing at the request of the applicant. The proposal was to allow the development of 230-units of multi-family housing.

On March 12, 2015, the Little Rock Planning Commission denied a request to rezone the site to PCD to allow the development of the site with a mixed use development. Lot A was proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. Lot B was proposed with frontage along Kanis Road with C-3, General Commercial District uses as allowable uses. This area was to be subdivided into additional lots in the future as dictated by market demand. Tract C was proposed with detention and Tract D was proposed as open space. The development included 15 single-family lots fronting onto Pride Valley Road. The lots were proposed with 50-foot widths, 30-foot front yard setbacks, 20-foot rear setbacks and 5-foot side yard setbacks.

Phase I of the project included the construction of the residential lots on Pride Valley Road and grading of the site. The applicant requested a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the single-family homes. The applicant indicated the advanced grading would include all of Lot A, the residential lots and the rear 50-feet of Lot B. The request also included the allowance of 2:1 slopes within the mini-warehouse portion of the development

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is not proposing to rezone the site from O-2, Office and Institutional to PCD to allow the development of the site with the same number of lots and layout but limiting the development of Lot B to O-2, Office and Institutional Zoning District uses.

Lot A is proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. Lot B is proposed with frontage along Kanis Road with O-2, Office and Institutional uses as allowable uses. This area will be subdivided into additional lots in the future as dictated by market demand. Tract C is proposed with detention and Tract D is proposed as open space.

The development includes 15 single-family lots with frontage along Pride Valley Road. The lots are proposed with 50-foot lot widths, 30-foot front yard setbacks, 20-foot rear setbacks and 5-foot side yard setbacks.

Phase I of the project will consist of construction of the residential lots on Pride Valley Road and grading of the site. The applicant is requesting a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the single-family homes. The applicant has indicated the advanced grading will include all of Lot A, the residential lots and the rear 50-feet of Lot B. The request also includes the allowance of 2:1 slopes within the mini-warehouse portion of the development

B. EXISTING CONDITIONS:

The site is a wooded site located outside the City limits but within the City's Extraterritorial Planning Jurisdiction. The applicant is proposing annexation to the City of Little Rock to receive sewer service for the proposed development prior to construction of the new single-family homes. Kanis Road is located along the northern boundary and Pride Valley Road is located along the southern boundary. Kanis and Pride Valley Roads are both unimproved roadways with open ditches for drainage. There is a single-family subdivision located across Pride Valley Road to the east. To the south of this site is a mini-warehouse development and newly developing office.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community 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. Pride Valley Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
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. Further explain the proposed phasing plan.
4. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvements to Kanis Road including 5-foot sidewalks with the planned development. With the widening, a continuous left turn lane should be provided. Additional paving and striping maybe needed for turn lane tapers to meet AASHTO and MUTCD standards. In which phase, are the improvements to Kanis Road to be completed?
5. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Pride Valley Road including 5-foot sidewalks with the planned development. The new sidewalk should be constructed from the west property line connecting with existing sidewalk east to Kanis Creek Place with an access ramp at that location. The new back of curb should be located 36 feet from the existing back of curb on the south side of Pride Valley Road. Kanis Road/Pride

Valley Road intersection improvements should be made to provide two (2) through lanes and one (1) left turn lane as reviewed with the previous application.

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. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
10. The minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
11. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.
12. Streetlights are required by Section 31-403 of the Little Rock Code of Ordinances. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, gsimmons@littlerock.org or 501.379.1813 for more information.
13. A variance to the land alteration ordinance must be requested for slopes steeper than 3:1.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to project provided the property is annexed into the City of Little Rock. Otherwise the project is outside the service boundary of Little Rock Wastewater Utility.

Entergy: Entergy does not object to this proposal. A 3 phase power line exists on the south side of the property and also along the northeast side of the property along Pride Valley and Kanis Roads respectively. There are currently no other Entergy facilities on this property. Contact Entergy in advance regarding future service requirements and facilities location(s).

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. 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. 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.
5. 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.
6. Contact Central Arkansas Water if additional fire protection or metered water service is required.
7. 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.
8. 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.
9. 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.
10. 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.

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.

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.

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.

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). Number and Distribution of Fire Hydrants as per Table C105.1.

Review apparatus turning radius around the builds.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is not currently served by CATA at this location. This location is in CATA's long range planning. The proposal has potential impact to service by restricting the turning area at Pride Valley Road and Kanis Road with an island. The turning radius should accommodate a 40-foot bus and para-transit vehicle. The proposal has no impact to current service. Maintaining the bicycle and pedestrian way in this area is important to accessing transit. CATA has noted an improved sidewalk plan in this configuration.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review 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 Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for this property. The Suburban Office category provides 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 applicant has applied for a rezoning from O-2 (Office and Institutional District) to PCD (Planned Commercial District) to allow of a mini-warehouse, single family parcels and an area of O-2 uses on this site.

Master Street Plan: Kanis Road is a Minor Arterial and Pride Valley Road is a Collector 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. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. These streets 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 1 tree and 3 shrubs for every 30 linear feet. Existing trees and vegetation can be used to satisfy landscape requirements.
4. An irrigation system shall be required for developments of one (1) acre or larger.
5. 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 1, 2015)

Mr. Thomas Pownall of Thomas Engineering was present representing the request. Staff presented an overview of the item stating the request was similar in layout as the previous request. Staff stated the primary difference was to allow the tract located along Kanis Road with O-2, Office and Institutional district uses.

Public Works comments were noted. Staff stated the comments from the previous application would continue to apply.

Landscaping comments were noted. Staff stated at the time of development of the non-residential portion of the site staff would review the site plan to ensure compliance with the standards of the zoning and landscape ordinances.

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:

There were no issues raised at the April 1, 2015, Subdivision Committee meeting which required a revised site plan. The development is proposed with single-family, office and mini-warehouse. The development is proposed in phases. The request include a variance to allow advanced grading of portions of all the lots and tracts with the construction of the single-family homes in the first phase.

The request includes the development of 15-single-family lots along Pride Valley Road. The lots are proposed with 50-foot lot widths, 30-foot front yard setbacks, 20-foot rear setbacks and 5-foot side yard setbacks. Fencing and accessory buildings will be allowed as per the R-2, Single-family zoning district. The lots are proposed in the first phase of construction. The street improvements per the Master Street Plan will be completed to Pride Valley Road with this phase of development

With the construction of the single-family lots the applicant is seeking a variance from the City's Land Alteration Ordinance to allow grading of subsequent phases. The applicant has indicated the advanced grading will include all of Lot A (the mini-warehouse development), the residential lots and the rear 50-feet of Lot B (future office development along Kanis Road). The request also includes a variance to allow a 2:1 slope along the northern and eastern portions of the future mini-warehouse development area.

Lot A is proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. The site plan indicates all access to the mini-warehouse development will be from the existing development. The buildings are single story buildings and proposed as condition and non-conditioned storage. The current approval allows for 600-units of mini-warehouse and an additional 250-units are proposed with the new construction.

Lot B is proposed with frontage along Kanis Road. This lot will be subdivided into additional lots in the future as dictated by market demand. The request includes the allowance of O-2, Office and Institutional District uses as allowable uses. Street improvements to Kanis Road and the intersection of Kanis and Pride Valley Roads will be completed at the time of the development of Lot B.

Tract C is proposed with detention. Tract C is located along Kanis Road at the northwestern corner of the site. Tract D is located at the intersection of Kanis and Pride Valley Roads and is proposed as open space.

Staff is not supportive of the request. Staff has concerns with the long-term impact and the viability of the single-family homes backing up to mini-warehouse and the service areas of the future office development. Staff also has concerns with the development of the mini-warehouse activities on a site that is shown on the City's Future Land Use Plan for office development.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(APRIL 23, 2015)

Mr. Graham Smith was present representing the request. There was one registered speaker indicating neutral. Staff presented the item with a recommendation of denial.

Mr. Smith addressed the Commission stating he was a developer within the City and had built 250 homes for the residents of Little Rock. He stated the site was a 10-acre office site which office zoning was not the highest and best use of the property. He stated he was proposing to build homes which would join in the Kanis Creek Property Owners Association and become a part of the Kanis Creek Subdivision. He stated access to the storage center was from his existing development. He stated the future lot located along Kanis Road would be developed with office uses as allowed by the current zoning.

Ms. Linda Collins addressed the Commission. She stated this was not an ideal development but we did not live in an ideal world. She stated if the development was approved the homes should become a part of the Kanis Creek Property Owners Association to help maintain the homes and to give the neighborhood a say in the future uses of the homes.

Mr. Smith stated his intent was to make the homes a part of the subdivision.

There was a general discussion by the Commission concerning the request and the use of single-family to buffer mini-warehouse. The Commission indicated a number of single-family developments which abutted mini-warehouse. Staff stated there were a few around the City but they did not feel this was ideal planning. Staff stated there should be a transition or stepping down of uses between residential and commercial uses.

The Commission questioned Mr. Smith about buffers between the mini-warehouse and the future office uses. Mr. Smith stated there was a grade transition between the homes and the mini-warehouse. He stated the mini-warehouse development would be twelve (12) feet below the residential homes. He stated the height of the mini-warehouse buildings was twelve (12) feet so the homes would look over the mini-warehouse buildings. He stated the buffers and screening would be placed as required by the office zoning district at the time of development of the office lots.

The Commission questioned traffic. Mr. Smith stated his existing development had 69,000 square feet and there were 47 cars per day accessing the storage facility. He stated mini-warehouse developments should be placed near subdivision since single-family homes were the ones using the facilities.

There was a general discussion by the Commission of the need for widening of Kanis and Pride Valley Roads. The Commission noted with the development of the single-family homes Pride Valley Road would be widened. Mr. Smith stated at the time of development of the office lots fronting Kanis Road the Kanis Road improvements would be completed and the road would be widened.

A motion was made to approve the quest including all staff recommendations and comments except that of denial. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.