

FILE NO.: Z-9503

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NAME: Cottages at the Manor Short-form PD-R

LOCATION: Southwest of the intersection of Kanis Road and Labelle Drive

DEVELOPER:

ALS Holdings  
9800 Maumelle Boulevard  
North Little Rock, AR 72213  
501-758-0050

OWNER/AUTHORIZED AGENT:

ALS Holdings/Owner  
Crafton Tull/Authorized Agent

SURVEYOR/ENGINEER:

Crafton Tull /Surveyor/Engineer

AREA: 4.05 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 700 LF (Private)

WARD: 6      PLANNING DISTRICT: 10      CENSUS TRACT: 24.03

CURRENT ZONING: R-2, Single-Family Residential District

ALLOWED USES: Single-Family Residential

PROPOSED ZONING: PD-R, Planned Development-Residential

PROPOSED USE: Two-Family Residential

VARIANCE/WAIVERS:

1. Retaining wall height

**BACKGROUND:**

This 4.05-acre parcel is located south of Kanis Road west of Labelle Drive and is undeveloped. The property is zoned R-2. A Planned Development-Residential is proposed to allow for the development of ten duplexes on a cul-de-sac street.

**A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

This application is for a 4.05 acre site currently zoned R-2. The proposed development would include 10 duplex residential structures of approximately 2900 square feet each, a total of 20 dwelling units. Each unit would be approximately 1450 square feet in area. The homes would be one-story and have a single-car garage.

Development of the site will require undertaking a substantial cut and fill operation. Modular block retaining walls, reaching as high as 20-feet, would be constructed to retain the site cut and fill.

The development would take access from a single driveway on Labelle Drive. This entrance would be gated and the property would be by a decorative metal fence 6-feet in height. The private street, measuring approximately 700-feet in length, would have sidewalks on both sides. An on-site surface detention pond would provide stormwater detention.

**B. EXISTING CONDITIONS:**

The property is undeveloped, wooded and has significant elevation change.

A senior living facility is located to the east.

A church and veterinary clinic are located across Kanis Road to the north.

A single-family subdivision is under development to the south.

Undeveloped commercially-zoned properties are to the west.

**C. NEIGHBORHOOD COMMENTS:**

As of this writing, staff has not received any public comments on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Brownwood Terrace, John Barrow, and Kanis Village neighborhood associations.

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. A 20 feet radial dedication of right-of-way is required at the intersection of Kanis Road and Labelle Drive.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Kanis Road including 5-foot sidewalks with planned development. The new back of curb should be placed 59 ft. from the back of the Kanis Road north curb line. On plans, the proposed Kanis Road south back of curb shows to be about 69 ft. from the north back of curb. Coordination should occur with the Kanis Road public street widening project to match the alignment of the curb and gutter on the south side of Kanis Road.
4. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Labelle Drive south of the driveway in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan. A sidewalk buffer should be provided where possible. If sidewalk is required to be placed at the back of curb due to site grading, a 6 ft. wide sidewalk should be provided.
5. A grading permit in accordance with section 29-186 (c) & (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.
6. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
7. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).
8. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
9. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
10. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.

11. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineer 379-1813 (Greg Simmons) for more info.
12. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
13. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
14. 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.
15. Retaining walls designed to exceed 15 ft. in height are required to seek a variance for construction. Provide proposed wall elevations.
16. 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.
17. Turn around must be provided for a SU-30 vehicle attempting to enter development. A stacking distance of 30 feet from pavement must also be provided. The driveway island should be moved out of the right-of-way and pedestrian crossing path.

The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact Melinda Glasgow at 371-4646 for more information.

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new service is required for this project.

Entergy:

Entergy does not object to this proposal. Entergy has facilities near the proposed development. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

Provide a 10-foot utility easement along the road frontage of Kanis Road and Labelle Drive.

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.

If there are facilities that need to be adjusted and/or relocated, contact CAW. That work would be done at the expense of the developer.

Contact CAW regarding the size and location of the water meter.

The facilities on site will be private. When meters are planned off private lines, private facilities shall be installed to CAW's material 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.

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. 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 10 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.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector valve assembly. If additives are used, a reduced pressure backflow preventer shall be required.

Fire Department:

Full Plan review

**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.

**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.

**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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

No comment -- Fire and Smoke Separation are required with Duplex Construction

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment received.

Planning Division: The request is in the Boyle Park Planning District. The Land Use Plan shows Transition (T) for the requested area. Transition is a land use

plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is to change an area from R-2 (Single Family District) to PRD (Planned Residential Development) District to allow the development of 10 duplexes on 4.05 acres (just under 5 units per acre).

Master Street Plan: To the north is Kanis Road and it is Minor Arterial on the Master Street Plan. To the east is Labelle Drive and it 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 Road 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.

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff noted that Boundary Street improvements and/or dedication of right-of-way for Labelle Drive may be required.

Public Works indicated half-street improvements for Kanis Road conforming to the Master Street Plan would be required with the development of the site. The improvements would include a 5-foot sidewalk.

Sidewalks with appropriate ramps are required to be constructed adjacent to Labelle Drive south of the proposed driveway.

A grading plan will be required prior to any land clearing or grading work at the site.

Information was requested regarding trash removal service, mail service, and signage.

There were no Landscape comments.

The applicant was advised to review all other comments and to have comments and revisions returned by March 18, 2020.

The committee forwarded the item to the full commission.



I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

It was determined at some point the right-of-way for the extension of Labelle Drive abutting this parcel was split from this tract without subdivision approval. It appears that property is under the ownership of the remainder of the land preliminarily platted as the remainder of the Kanis Village subdivision. At the time this property would be final platted, the extension of Labelle Drive would be dedicated and constructed or eliminated through a revision to the subdivision.

No additional right-of-way is required to be dedicated for Kanis Road, with the exception of a 20-foot radial dedication at the intersection with Labelle Drive.

Half-street improvements to Kanis Road will be completed and a 6-foot wide sidewalk would be constructed the length of the property abutting Kanis Road.

A preliminary grading and storm water detention plan has been reviewed by Public Works and found to be acceptable.

The entrance off Labelle Drive has been modified to provide a turnaround for vehicles prior the gate and removing the driveway island from the right-of-way and pedestrian crosswalk.

A variance has been requested to allow the height of retaining walls to exceed 15-feet. The grading plan indicates the maximum height to be 17-feet. Staff is supportive of this request.

The required certification of the sight distance for the entrance drive has been provided. The location of the driveway has been optimized to maximize sight distance from both the intersection with Kanis Road and Labelle Drive and the roundabout to the south of the subject property. The recommendation would be establish and post a 20-mile per hour speed limit for this section of Labelle Drive.

Trash and recycling services will be reviewed

The proposed development would consist of 10 duplexes and a total of 20 dwelling units.

The front setback would be 20-feet and the buildings would have a minimum separation of 15-feet.

The units are proposed to be single-story.

The access drive from Labelle Drive would be private and gated.

A subdivision entrance sign has been proposed with a height of six feet and an area of 32 square feet to conform with the zoning ordinance requirements.

Staff is supportive of the proposed development and believes it is an appropriate use of the property.

J. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(MAY 14, 2020)

Travis Tolley was present, representing the application. There was one (1) person present with concerns. Staff presented the application with a recommendation of approval.

Travis Tolley addressed the Commission in support of the application. He made brief comments related to the project description.

There was a brief discussion related to the future extension of Labelle Drive, southwest from the round-a-bout.

Lawanna Harris, of the Kanis Village POA, asked if there would be an age restriction for rental of the duplexes. Mr. Tolley noted that there will be an age restriction of 55 and older. Ms. Harris noted that she supported the project.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion was seconded. The vote was 11 ayes, 0 nays and 0 absent. The application was approved.