

FILE NO.: Z-8959-B

---

NAME: Valerie Place – PD-R

LOCATION: 14309/14617 Kanis Road

DEVELOPER:

Rowan Development  
12206 Markham Street, Suite 110  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Mark Redder (Agent)  
Holloway Engineering  
200 Casey Circle  
Maumelle, AR 72113

SURVEYOR/ENGINEER:

Holloway Engineering  
200 Casey Circle  
Maumelle, AR 72113

AREA: 20.66 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 2,633 LF

WARD: N/A      PLANNING DISTRICT: 18      CENSUS TRACT: 42.07

CURRENT ZONING:      R-2

VARIANCE/WAIVERS:      None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone 20.66 acres from R-2 to PD-R to construct a luxury townhouse development consisting of 30 – 4 unit townhome buildings, 2-stories in height and a 1-story clubhouse with a pool. The development will also include 2,633 linear-feet of new streets and will be completed in four (4) phases.

B. EXISTING CONDITIONS:

The site is undeveloped and heavily wooded and contains a mixture of residential, office and commercial zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

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. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
2. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
3. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
4. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.

6. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
7. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
8. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
9. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, slope of pipe, and type of inlets.
10. Per City Rev. Code Sec. 31-403, the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.
11. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to recording the final plat.
12. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to recording the final plat. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street

and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.

13. Per City Code 31-89 (5) for a preliminary plat, a storm drainage preliminary analysis is required showing drainage data for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall be prepared in sufficient detail to illustrate the proposed system's capability of accommodating storm events as required by the stormwater management and drainage manual. The preliminary plat shall also show drainage arrows indicating how drainage arrives at the site and drainage arrows how it leaves the site post development. Indicate where the storm sewer pipes are located within the development also. Additionally, provide profile and cross-sectional views of the detention structure outlet/spillway. Delineation of the drainage areas pre and post construction with respective discharges via rational method shall also be shown. The preliminary plat shall also contain all information as outlined in City Code 31-89.
14. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
15. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
16. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapter 30.
17. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. A variance from any of these requirements must be requested and filed with the application for the Planning Commission's consideration per City Code Sec. 31-210 (j).
18. Per Appendix D in the International Fire Code, 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. Accepted turnaround provisions per the code are a ninety-six (96) foot diameter cul-de-sac, a sixty (60) foot "Y" or a one hundred twenty (120) foot hammerhead. Proposed alternatives to the accepted turnaround provisions will be required to be approved by the Fire Chief.
19. Boundary street improvements are required for Kanis Road per City's master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged,

missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.

20. Kanis Road is classified as a minor arterial per City's master street plan. Therefore, additional dedication of right of way totaling forty-five (45) feet from the existing centerline of Kanis Rd. to the City of Little Rock per master street plan will be required.
21. If proposed retaining wall(s) shown on plans are equal to or above four feet tall measured from the bottom of the footing or leveling layer or if there is surcharge loading for a retaining wall less than four feet tall measured from the bottom of the footing or leveling layer, the Department requires retaining wall design plans by an Arkansas licensed professional engineer showing plan, profile, and cross sectional views of the wall with special details, design loading calculations clearly showing all required factors of safety are met or exceed per state building codes. A separate building permit-accessory structure will be required for the retaining walls along with inspections by Department engineering staff during their construction.
22. Show sidewalks on both sides of the typical section of improvement for the residential streets on the plat.

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

Little Rock Water Reclamation Authority:

1. Submit sanitary sewer plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Energy: No comments.

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

**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.**

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.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening, and Article VII – Planned Zoning Districts, Sec. 36-460 - Development standards, conditions and review guidelines.
2. *Screening and landscaping.* In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and

screening as a part of a PUD or PD. The nature and extent of screening and landscaping required shall be determined by the planning commission in relation to the overall character of the development and its specific location. In no instance shall the gross land area devoted to landscaping be less than that required by chapter 15, article IV. This shall especially apply to PUD or PD projects where a change to a more intense use is proposed and there are existing buildings and improvements. As part of the final development plan, a detailed screening and landscaping plan shall be submitted to the planning commission. Landscape plans shall show the general location, type and quality (size and age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used. Existing trees shall be preserved whenever possible. The location of trees shall be considered when planning the common open space, location of buildings, underground services, walks, paved area, playgrounds, parking areas, and finished grade levels.

3. *Open Space.* Well-designed open space is an important factor in providing innovative design and visual attractiveness. Open space shall be evaluated utilizing the following general guidelines:
  4. A minimum of ten (10) to fifteen (15) percent of gross planned residential district (PRD) areas shall be designated as common usable open space.
  5. Single-family, duplex, zero-lot-line and townhouse developments shall have a minimum of five hundred (500) square feet of usable private open space per unit.
  6. No more than one-half of the common usable open space may be covered by water.
  7. At least fifty (50) percent of the required common usable open space shall conform to the average overall slope within the development.
  8. Recreation facilities or structures and their accessory uses located in common areas shall be considered as usable open space as long as the total impervious surfaces such as paving and roofs constitute no more than ten (10) percent of the total open space.
  9. Landscaped roof areas, accessible to all residents, may be counted as usable common open space at a value of sixty (60) percent of the actual roof area devoted to their use.
10. *Perimeter Treatment.* Notwithstanding any other provisions of a planned zoning district, all uses of land or structures shall meet the open space, buffer or green strip provisions of chapters 15 and 36 of this Code.

G. TRANSPORTATION/PLANNING: No comments received.

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), Residential Medium Density (RM), and Commercial (C) 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 Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from R-2 (Single Family District) to PD-R (Planned Development - Residential) with a density of less than 6 dwelling units per acre.

To the east side of Kanis Road is a large area of Commercial (C) use. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. This area is predominantly undeveloped and wooded. The Commercial (C) area on the west of Kanis Road at Panther Branch Drive is a kennel.

To the north of the Commercial (C) on the west of Kanis Road is a Residential Medium Density (RM) use area with apartments and single-family homes. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. North of Bakers Lane on both sides of Kanis road is Public/Institutional (PI) with a private school and a public school. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

South of the Public/Institutional use on the east of Kanis Road is area of Residential Low Density (RL) with a developing single-family subdivision. 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.

To the South of Panther Branch Drive, beyond the Commercial area on the west side of Kanis Road is an area of Residential High Density (RH) developed as an apartment complex. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. West of the Commercial use area around the application site is undeveloped Residential Low Density use. This area is wooded and undeveloped.

Ordinance 22216 amended the Future Land Use Map in January 2023. Some of the areas changed in this location were the Public/Institutional use area east of Kanis Road, the Commercial use area on both sides of Kanis Road, the Residential Medium Density use area west of the Commercial, and the Residential High Density use area west of Kanis Road.

Master Street Plan:

Kanis Road is shown on the *Master Street Plan Map* as a Minor Arterial. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. The standard right-of-way is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant is proposing to rezone 20.66 acres from R-2 to PD-R to construct a luxury townhouse development consisting of 30 – 4 unit townhome buildings, 2-stories in height and a 1-story clubhouse with a pool. The development will also include 2,633 linear-feet of new streets and will be completed in four (4) phases.

The site is undeveloped and heavily wooded and contains a mixture of residential, office and commercial zoning and uses in all directions.

The development will take access from Kanis Road at Shaffer Way to the north and Kanis Road at Glancy Drive to the south. All units are intended to be leased or sold as single-family housing. The applicant notes all access easements, walking paths and all open space tracts shall be owned and maintained by the POA. All streets will be public with fifty (50) foot rights-of-way.

The applicant notes all phase construction dates are dependent upon market demand and economic conditions and provided the following development schedule:

- Phase I – commencing 10/2023
- Phase II – commencing 10/2025
- Phase III – commencing 10/2027
- Phase IV – commencing 10/2029

All front building setbacks will be fifteen (15) feet, rear yard setbacks fifteen (15) feet and all side yard setbacks five (5) feet.

There are eighty-one (81) public parking spaces with four (4) ADA compliant spaces provided. All rear entering units will be two (2) car garages and street facing units will have one (1) car garages. Staff feels the parking is sufficient to serve the use.

The site plan indicates a mail kiosk area to be located centrally within the development due east of building #9 and building #10.

The development will contain several retaining walls to be constructed during various phases as the development continues. All retaining walls must comply with Section 36-516 of the City's Zoning Ordinance and be approved by the Planning & Development Engineering Division.

Staff is supportive of the requested PD-R rezoning. The applicant is requesting no variances with this application. The proposed townhouse development will not be out of character in size with other residential developments within the existing surrounding subdivisions. Several PD-R developments exist within the general area of the proposed site. Staff feels the development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

---

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions.