

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Panther Branch Lot 2 Revised Long-Form PD-R, located on the Southwest corner of Kirby and Kanis Roads. (Z-5503-E)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	The request is to amend the previously-approved PD-R, Planned Development - Residential, to allow for the placement of an identification sign on each side of the gated entrance.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.	
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PD-R request at its January 7, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Spring Valley Manor and the Parkway Place Property Owners Associations were notified of the Public Hearing.	
<b>BACKGROUND</b>	Ordinance No. 16,161, adopted by the Little Rock Board of Directors on February 4, 1992, rezoned property located at the intersection of Kanis and Cooper Orbit Roads from R-2, Single-family to C-1, Neighborhood Commercial, and MF-6, Multi-Family District - six (6) units per acres.	

**BACKGROUND**

Ordinance No. 20,903 rezoned the property from C-1 and MF-6 to allow for the development of an apartment complex on 8± acres. The developer proposed to construct a gated apartment community. The apartments were to be market rate, and contain a club house, swimming pool, garages, covered parking, playground and a court yard area with picnic tables and grilling area. The development was proposed with seven (7) buildings. Each building contained twenty-four (24) units (168 total units) with a various mix of one (1), two (2) and three (3) bedroom units.

The current request is to amend the previously-approved PD-R, Planned Development Residential, to allow for the placement of an identification sign on each side of the gated entrance. The sign is located on a brick pedestal with a brick column located on the entrance drive side of each of the sign locations. The brick columns are indicated six (6) feet, two (2) inches tall with a six (6)-inch cast stone cap. The columns are three (3) feet, 3½-inches in width. The brick base on which the sign sits is one (1)-foot, 5½-inches tall. The sign on top of the base is two (2) feet, ten (10) inches tall with a cast stone cap. The width of the lettered portion of the sign is eight (8) feet. The same design is proposed on each side of the entrance drive to the apartment complex.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.