

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2023 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for the Ellis Mountain Planning District (LU2022-18-03).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS

To approve a Land Use Plan Map amendment in the Ellis Mountain Planning District, on either side of Kanis Road from Chenal Parkway to Asbury Road from Residential Low Density (RL), Suburban Office (SO), and Mixed Office Commercial (MOC) to Residential Low Density (RL), Residential Medium Density (RM), Residential High Density (RH), Public Institutional (PI), Service Trades District (STD), and Commercial (C).

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.

BACKGROUND

A Land Use Plan Map Amendment was approved late summer 2021 on the north side of Kanis Road at Panther Branch Drive. This change was from Residential Low Density (RL) to Commercial (C). As a result of the amendment, staff, along with the Planning Commission Plans Committee, began a review of the Kanis Road Corridor in the vicinity of the approved change. Initially staff reviewed the existing conditions - uses, zoning and development activity in the vicinity. A package of possible changes was presented to the Plans Committee, and based on discussions between staff and the Committee Members, changes were made to the package.

**BACKGROUND
CONTINUED**

The neighborhood contacts for association in the vicinity were identified, as were the property owners of land included within potential change areas. Notices of the potential changes were sent to the group for comment, and the only contacts received were informational after the initial notice. Based on this, staff moved the package forward for hearing before the full Planning Commission. Notices were resent to the same groups in the first week of November for the December Commission hearing.

Change Area 1 is located between Kanis Road and Chenal Parkway, east of Rock Creek. The change is from Suburban Office (SO) to Residential High Density (RH). There is an existing apartment complex (Fitzroy Chenal) on the land. The land is zoned as office with a conditional use permit for apartments. The proposed change reflects the exiting use and zoning which is not likely to change in the near or mid-term timeframe.

Change Area 2 is located between Kanis Road and Pride Valley Road, east of Rock Creek. The change is from Suburban Office (SO) to Service Trades District (STD). There is an existing mini-warehouse development on the land. The land is zoned with a PCD, Planned Commercial Development, for mini-warehouse use. The proposed change reflects the exiting use and zoning which is not likely to change in the near or mid-term timeframe.

Change Area 3 is located north or east of Kanis Road at Bakers Lane. The change is from Suburban Office (SO) and Residential Low Density (RL) to Public Institutional (PI). This area is made up of several tracts all owned by the same religious organization. There is a mix of zoning of PD-R, Planned Development – Residential, for a mosque and school; PD-O, Planned Development – Office, for a contractor’s office, R-2 (CUP) for a church; and R-2, Single-Family District. The southern half to two-thirds of the application area has been cleared with earthwork started for a new mosque and school. The previously approved office and church site is currently being used for the mosaic. The Land Use Plan Map change is consistence with the approved zonings of the land. The current use as well as the use under development are also consistent with the proposed Land Use classification. It is reasonable to assume that the quasi-public use developed and developing on the site will continue for the near and mid-term future.

**BACKGROUND
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Change Area 4 is located southwest of Kanis Road and northwest of Cooper Orbit Road. The change is from Residential Low Density (RL) and Suburban Office (SO) to Residential Medium Density (RM). The land is currently undeveloped and wooded and the zoning is R-2. Within the general vicinity there are single-family detached and attached structures as well as apartment complexes. An area of Medium Density Residential (RM) with a density of from six (6) to twelve (12) units per acres would be about double that of single-family, but well below the typical apartment development. This would allow for a different type of residential development as a housing option in the area.

Change Area 5 is located either side of Kanis Road north and south of the Panther Branch Drive intersection. The change is from Residential Low Density (RL) and Suburban Office (SO) to Commercial (C). The land is currently zoned R-2, Single-Family District; MF-6, Multifamily District, with six (6) units per-acre; and PDC, Planned Development Commercial. Most of the R-2 zoned land is vacant or has ruins on it. There is at least one house still in use on this land. The C-3, General Commercial District, land is undeveloped. One PDC is a pet grooming and boarding facility and the other is a recently approved mini-warehouse development. This is the future intersection of two (2) Minor Arterials, and this transportation change makes a land use change to a more intense use reasonable.

Change Area 6 is located at the southeast corner of Kanis Road and Panther Branch Drive. The change is from Suburban Office (SO) and Mixed Office Commercial (MOC) to Residential High Density (RH). The land is currently zoned PDR, Planned Development Residential, and C-1, Neighborhood Commercial District. There is an existing apartment complex (McKenzie Park) on the site. The proposed change reflects the exiting use and zoning which is not likely to change in the near or mid-term timeframe.

Change Area 7 is located between Kirby Road and Asbury Road, north of Kanis Road. The change is from Mixed Office Commercial (MOC) to Residential Medium Density (RM). The land is currently zoned R-2, and the western half has a Conditional Use Permit (CUP). An area of Medium Density Residential (RM) with a density of from six (6) to twelve (12) units per acres would be about double that of single-family, but well below the typical apartment development.

**BACKGROUND
CONTINUED**

This would allow for a different type of residential development as a housing option. This area would also serve as a transition from more intense uses at the intersection of Kanis-Kirby-Cooper Orbit Roads and the single-family uses further to the north.

Change Area 8 is located either side of Woodlands Trail, south of Kanis Road. The change is from Mixed Office Commercial (MOC) and Suburban Office (SO) to Commercial (C). The land is zoned C-3. The current use is wooded and undeveloped. The proposed change reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe.

Change Area 9 is located southwest of the Cooper Orbit-Kanis Roads intersection. The change is from Mixed Office Commercial (MOC) to Residential Low Density (RL). The land is zoned PRD, Planned Residential Development, for the construction of a Subdivision with attached housing and patio homes. The proposed change reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe.

Change Area 10 is located east of Woodland Trails and south of Kanis Road. The change is from Mixed Office Commercial (MOC) and Suburban Office (SO) to Residential Low Density (RL). The land is zoned R-2, and the proposed amendment reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe.

Change Area 11 is located north of Cooper Orbit Road and northeast of Brodie Creek. The change is Residential Low Density (RL) to Public Institutional (PI), and the land is zoned R-2. The land was developed as a religious retreat several decades ago and has been used as a rehabilitation center for several years. The proposed change reflects the existing use which is not likely to change in the near or mid-term timeframe.

The Planning Commission reviewed this request at the September 8, 2022, meeting and there were objectors present. Notices were sent to the following Neighborhood Associations: Capitol Lakes POA; Governors Manor POA; Kanis Creek Neighborhood Association; Spring Valley Manor POA; Citizens of West Pulaski Association; and Woodlands Edge POA.

**BACKGROUND
CONTINUED**

Each area neighborhood contact was notified of the review in August 2022. Staff received several informational contacts from the association contacts, and twenty-four (24) property owner contacts were identified for the possible change areas. An initial letter regarding possible changes was sent out to these property owners on August 19, 2022, and staff received no contacts as a result of this letter. A second contact was made, in early November 2022, to the same associations and property owners regarding the package and December hearing before the Planning Commission. Notice of this agenda item was also sent to all neighborhood contacts as part of the December Planning Commission notification.