

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Woodlands Valley PRD, located on the south side of Cooper Orbit Road, at Kanis Road (Z-9536).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the 17.35-acre property located on the south side of Cooper Orbit Road, at Kanis Road, be rezoned from R-2, Single-Family District, to PRD, Planned Residential District, to allow for an eighty-one (81) lot attached and detached single-family residential development.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 2 nays and 0 absent.</p>
BACKGROUND	<p>The applicant proposes to rezone the 17.35-acre property located along the south side of Cooper Orbit Road, at Kanis Road, from R-2, Single-Family District, to PRD, Planned Residential District. The applicant proposes to subdivide the 17.35 acres into eighty-one (81) lots for attached and detached single-family residential development. Lots 1 through 48, Block 3 will be developed for garden patio homes. Lots 1 through 33, Block 4 will be developed for attached single-family townhomes.</p>

**BACKGROUND
CONTINUED**

The subdivision will contain a 2,590 linear-foot loop street, Woodlands Valley Circle, which will serve all of the lots. The townhouse lots within Block 4 will have a shared alley access along their rear property lines. Woodlands Valley Circle will extend from Woodlands Hills Blvd., a new street extending from the west side of Woodlands Trail. A secondary emergency access will be located between Lots 15 and 16, Block 3 along the south portion of the subdivision. Another secondary emergency access will be located between Lots 22 and 23, Block 3 at the northwest corner of the plat.

Cooper Orbit Road is located along the north boundary of the subdivision, and is shown to be located within Tract E. Stormwater detention will also be located within Tract E, at the southeast corner of the subdivision. A mail kiosk will be located within Tract G, at the west end of Woodlands Valley Circle.

The applicant proposes to final plat the subdivision in four (4) phases as follows:

Phase 1: Lots 1 – 7 and Lots 46 – 48, Block 3 and Lots 19 – 28; Block 4

Phase 2: Lots 8 – 16, Block 3 and Lots 29 -33, Block 4

Phase 3: Lots 36 – 45, Block 3 and Lots 12 – 18, Block 4

Phase 4: Lots 17 – 35, Block 3 and Lots 1 – 11, Block 4

The applicant notes that the residential structures on all lots will conform with the typical maximum R-2 building height of thirty-five (35) feet. Sections 36-254 (d) (1) – (3) of the City’s Zoning Ordinance typically requires a minimum front building setback of twenty-five (25) feet, a minimum rear setback of twenty-five (25) feet and minimum side setbacks of eight (8) feet or 10% of the lot width. The applicant is proposing minimum building setbacks as follows:

Block 3	Block 4
Front Setback – Twenty (20) Feet	Front Setback – Fifteen (15) Feet
Front Setback – Twenty (20) Feet	Front Setback – Fifteen (15) Feet
Side Setback – Six (6) Feet	Side Setback – Zero (0) Feet

**BACKGROUND
CONTINUED**

Variances from Section 36-254 are not required due to the fact that this is a PRD rezoning request and not a standard R-2 zoned plat.

The applicant is requesting a variance from the Land Alteration Regulations to advance grade the entire subdivision with the issuance of the grading permit for construction of the streets, drainage infrastructure, and utilities in Phase 1 of Woodlands Hills subdivision located to the south. Fill material will be hauled from Woodlands Hills subdivision to Woodlands Valley subdivision to balance the earthwork with no hauling over public streets. The applicant proposes, if Cooper Orbit Road is still open to the public and not relocated or abandoned at time of issuance of a grading permit for Woodlands Hills Subdivision Phase 1, the applicant will work with the Public Works staff on providing a combination of buffers and berms to screen the advanced graded area from Cooper Orbit Road. Staff recommends approval of the advance grading variance conditioned on, if Cooper Orbit Road is open to public use, the applicant will provide a combination of an undisturbed buffer and earthen berm along the south side of Cooper Orbit Road. Also, temporary stormwater detention is required to be provided until the permanent detention pond is installed. All advance graded disturbed areas along with berms should be stabilized prior to the approval of the final plat for Woodlands Hills Subdivision Phase 1.

The proposed plat shows a monument-type subdivision sign at the entrance to the subdivision. The applicant notes that the sign will comply with Section 36-551 of the code, with a maximum height of six (6) feet and a maximum area of thirty-two (32) square-feet.

The applicant also proposes to abandon the portion of Cooper Orbit Road adjacent to this overall property as part of the development plan. The applicant proposes for Cooper Orbit Road to re-align with Panther Branch Drive to the northwest for a new intersection with Kanis Road. The City of Little Rock and Pulaski County are in a joint effort to re-align Cooper Orbit Road with Panther Branch Drive.

**BACKGROUND
CONTINUED**

The abandonment request for the portion of Cooper Orbit Road adjacent to this proposed subdivision will not be submitted to the Board of Directors for approval until the re-alignment project is complete.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues.

Staff is supportive of the requested PRD zoning in order to develop an eighty-one (81) lot single-family subdivision on 17.35 acres. Staff views the request as reasonable. The development will include forty-eight (48) patio home lots and thirty-three (33) attached single-family townhouses. The majority of the property is designated as RL, Residential Low Density, on the City's Future Land Use Plan. This designation allows single-family development of up to six (6) units per acre. The PRD development as proposed will have approximately 4.67 residential units per acre, well within the RL designation. Staff believes this single family development will have no adverse impact on the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were several objectors present. All owners of property located within 200 feet of the site, as well as the Parkway Place, Citizens of West Pulaski County, Woodlands Edge and Spring Valley Manor Neighborhood Associations were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.