

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled PVK Development Long-Form PCD (Z-5758-E), located on the Southwest corner of Kanis and Pride Valley Roads.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is a rezoning from O-2, Office and Institutional, to PCD, Planned Commercial Development, to allow for the development of 12.95 acers with a mixed use development including single-family, office and mini-warehouse.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community Association were notified of the Public Hearing.</p>	

BACKGROUND

The site contains 12.95 acres and is located on the northwest corner of Kanis Road and Pride Valley Road. Ordinance No. 16,732, adopted by the Little Rock Board of Directors on August 16, 1994, rezoned the site from R-2, Single-Family to O-2, Office and Institutional.

A proposal to allow the development of 142 units (for a proposed density of 11.24 units per acre) of condominium style housing under a horizontal property regime was proposed by a previous applicant but was withdrawn prior to the Commission considering the request at their December 7, 2006, public hearing.

A proposal to allow the development of 230 units of multi-family housing was to be considered by the Commission at their December 18, 2014, public hearing but was withdrawn from consideration at the request of the applicant.

On March 12, 2015, the Little Rock Planning Commission denied a request to rezone the site to PCD, Planned Commercial District, to allow the development of the site with a mixed use development. Lot A was proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development. Lot B was proposed with frontage along Kanis Road with C-3, General Commercial District, uses as allowable uses. Tract C was proposed with detention and Tract D was proposed as open space. The development included fifteen (15) single-family lots fronting onto Pride Valley Road. The lots were proposed with fifty (50)-foot widths, thirty (30)-foot front-yard setbacks, twenty (20)-foot rear setbacks and five (5)-foot side-yard setbacks.

The applicant is now proposing to rezone the site from O-2 to PCD to allow for the development of the site with the same number of lots and layout but limiting the development of Lot B to O-2 Zoning District uses.

Lot A is proposed as a future phase of Chenal Kanis Storage, a mini-warehouse development, located west of the site. Lot B is proposed with frontage along Kanis Road with O-2 uses as allowable uses. This area will be subdivided into additional lots in the future as dictated by market demand. Tract C is proposed with detention and Tract D is proposed as open space.

**BACKGROUND
CONTINUED**

The development includes fifteen (15) single-family lots with frontage along Pride Valley Road. The lots are proposed with fifty (50)-foot lot widths, thirty (30)-foot front-yard setbacks, twenty (20)-foot rear setbacks and five (5)-foot side-yard setbacks.

Phase I of the project will consist of construction of the residential lots on Pride Valley Road and grading of the site. The applicant is requesting a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the single-family homes. The applicant has indicated the advanced grading will include all of Lot A, the residential lots and the rear fifty (50) feet of Lot B. The request also includes the allowance of 2:1 slopes within the mini-warehouse portion of the development.

Staff originally did not support the request. At the April 23, 2015, Planning Commission hearing the applicant stated all efforts would be made to place the new single-family lots into the Kanis Creek Subdivision, which is located to the east across Pride Valley Road, by amending the Bill of Assurance for the Kanis Creek Subdivision and allow the new single-family lots, located on the west side of Pride Valley Road, to be included in the Kanis Creek Property Owners Association. Staff's initial concerns have been minimized since the new single-family lots will now be a part of the adjoining Kanis Creek Subdivision.

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