

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 18, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Valerie Place PD-R, located at 14309/14617 Kanis Road (Z-8959-B).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the 20.66-acre property, located at 14309/14617 Kanis Road, be rezoned from R-2, Single-Family District, to PD-R, Planned District – Residential, to allow for a townhouse development.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone 20.66 acres from R-2, Single-Family District, to PD-R, Planned District – Residential, to construct a luxury townhouse development consisting of thirty (30), four (4)-unit townhome buildings, two (2)-stories in height and a one (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.</p> <p>The site is undeveloped and heavily wooded and contains a mixture of residential, office and commercial zoning and uses in all directions.</p>	

**BACKGROUND  
CONTINUED**

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 will be fifteen (15) feet and all side-yard setbacks will be 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.

The Planning Commission reviewed this request at their June 8, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.