

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 1, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance establishing a Planned Zoning District titled Panther Branch Addition Lot 2 Long-Form PD-R (Z-5503-D), located at the southwest corner of Kirby and Kanis Roads.</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 a rezoning from C-1, Neighborhood Commercial, and MF-6, Multi-Family District, to PD-R, Planned Development – Residential, to allow for the development of the site with 168 units of multi-family housing.
<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 9 ayes, 0 nays and 2 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PD-R request at its May 15, 2014, meeting, and there were registered objectors present. All property owners located within 200 feet of the site along with the Woodlands Edge Property Owners Association, the Parkway Place Property Owners Association and the Spring Valley Manor Property Owners Association 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, six (6) units per acres.

**BACKGROUND  
CONTINUED**

The applicant is requesting rezoning of this site from C-1 and M-6, Multi-Family six (6) units per acre to PD-R to allow for the development of 8.72 acres (prior to right of way dedication) with 168 units of multi-family housing. The developer is proposing to construct a gated apartment community with market rate units containing a club house, swimming pool, garages, covered parking, playground and a court yard area with picnic tables and grilling area. The development is proposed with seven (7) buildings. Each building contains twenty-four (24) units (168 total units) with a various mix of one, two and three bedroom units. A total of 1.35 acres is proposed as common usable open space.

The buildings are proposed with a maximum building height of fifty (50) feet at the roof peak, three (3)-story structures. The buildings are proposed with brick veneer, hardi-board siding and shingle roofs. The development sign is proposed with a maximum height of six (6) feet and sixty (60) square-feet in area.

Staff is supportive of the request. The applicant is requesting the rezoning to allow the development of a multi-family development with an overall density of 19.3 units per acre. The property contains two (2) zoning classifications, MF-6 which allows the development of residential at a density of six (6) units per acre and C-1, which allows the development of multi-family as per the R-5 zoning district or up to thirty-six (36) units per acre. Based on the existing zonings 24-units could be constructed on the property zoned MF-6 and 166 units on the C-1 Zoned property. Staff feels the development is appropriate. There are multi-family developments in the general area and the density proposed with the rezoning is similar to the density which would be allowed per the existing zoning classification.

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