

Owner: PDC, LLC
Applicant: Brian Dale and Antwan D. Phillips
Location: Northwest end of The Divide Parkway
(6500 The Divide Parkway)
Area: 12.59 Acres
Request: Rezone from R-2 to MF-18
Purpose: Future multifamily development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property; zoned R-2

South – Multifamily development; zoned MF-18

East – Undeveloped property; zoned R-2

West – Undeveloped property and multifamily development; zoned MF-12,
MF-18, O-3 and R-2

A. PUBLIC WORKS COMMENTS:

1. At the time the right-of-way is dedicated, due to the proposed use of the property, the Master Street Plan specifies that The Divide Parkway for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline or 60 ft. of total right-of-way.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Coalition of West Little Rock Neighborhoods was notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Pinnacle Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2, Single-Family District to MF-18, Multifamily 18-units per acre to allow the future development of the site for multifamily use. The applicant has filed a Land Use Plan amendment on this same agenda to change the area to Residential High Density (RH).

Master Street Plan: To the north of the property is the proposed extension of The Divide Parkway which is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

PDC, LLC, owner of the 12.59 acre property located at the northwest end of The Divide Parkway (6500 The Divide Parkway), is requesting to rezone the property from "R-2" Single Family District to "MF-18" Multifamily District. The applicant is requesting MF-18 zoning to allow a future multifamily development.

The property is currently undeveloped and mostly wooded. The property is located in an area of mixed uses and zoning, north of The Chenal Parkway/Highway 10 intersection. Undeveloped R-2 zoned property and a Little Rock Water Reclamation Authority facility are located to the north. A multifamily development, mini-warehouse development and undeveloped O-3 and C-3 zoned property are located to the south. Undeveloped MF-12 and O-3 zoned properties, a multifamily development and single family residences are located to the west. Undeveloped R-2 zoned property and a major powerline easement are located to the east.

The City's Future Land Use Plan designates this property as "RL" (Residential Low Density). The applicant has filed a land use plan amendment application to change the designation of this property to "RH" (Residential High Density). The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested MF-18 rezoning. Staff views the request as reasonable. The property is located in an area which includes multifamily developments and zoning. A multifamily development is located immediately to

the south at 6400-6426 The Divide Parkway (Chenal Pointe at the Divide). Two (2) additional multifamily developments (Chapel Ridge at Chenal and the Easter Seals' Armistead Village) are located on MF-18 zoned property to the southwest, along Chenal Parkway. Undeveloped MF-12 zoned property is located between the developments to the southwest and the subject property. Staff feels that the proposed MF-18 zoning represents a continuation of the zoning pattern in this area. Staff believes the rezoning of this property to MF-18 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested MF-18 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 1, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes, 2 absent and 1 open position.