

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled The Islamic Center of Little Rock West Short-Form PD-R, located at 14900 Kanis Road. (Z-7812-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The request is a rezoning of the site from PD-R, Planned Development - Residential, Expired, to PD-R, Planned Development – Residential, to allow for the development of the site with a school and ancillary activities and to obtain approval of the overall Master Plan for the proposed future development of the site.</p> <p>None.</p> <p>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 8 ayes, 1 nay and 2 absent.</p> <p>Islamic Center of Little Rock (ICLR) recently purchased the 6.13 acres of property located at 14900 Kanis Road to develop ICLR West Little Rock Campus. The request is a rezoning of the site from PD-R, Planned Development - Residential, Expired, to PD-R to allow for the development of the site with a school and ancillary activities and to obtain approval of the overall Master Plan for the proposed future development of the site.</p>	

**BACKGROUND  
CONTINUED**

Phase 1 (2017 – 2018) is proposed with clearing and rough grading of the entire site excluding the buffer areas around the property and construction of an assembly building (area for meetings, admin office, restrooms), sports fields, south driveway entrance, parking lot (twenty-six (26) parking spaces), 275 linear-feet of Kanis Road improvements and detention pond.

Phase 2 (2018 – 2020) is proposed with construction of a school building and 500 linear-feet of Kanis Road improvements. ICLR’s plan is to first construct a building to move the existing elementary school (110 students) located at 3224 Anna Street and expand it to a Middle School (additional fifty (50) – 100 students). The building will have an option to expand to accommodate High School Classes in the unforeseeable future. This phase will also build the 2<sup>nd</sup> driveway (north) and forty (40) additional parking spaces.

Phase 3 (2020 – 2025) remaining facilities as indicated on the Master Plan will be developed which include a Mosque, Gymnasium, Banquet area, Indoor swimming pool, Administration offices and ninety (90) parking spaces.

The Planning Commission reviewed the proposed PD-R request at its July 20, 2017, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Kanis Creek Property Owners Association and the Parkway Place Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.