

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Woodlands Valley Revised PRD, located on the south side of Cooper Orbit Road at Kanis Road (Z-9536-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 41.5969-acre property, located on the south side of Cooper Orbit Road at Kanis Road, be rezoned from PRD, Planned Residential Development, and R-2, Single-Family District, to Revised PRD, to allow for a 215-lot development to include single-family patio homes and attached residential townhomes.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	The applicant proposes to revise the previously approved PRD, Planned Residential Development, rezoning of a R-2, Single-Family District, residential development at the intersection of Cooper Orbit Road and Kanis Road for a 215-lot development with single-family patio homes and attached residential townhomes (5.17 lots per acre). The previously-approved PRD portion of the property had eighty-one (81) lots, with the R-2 zoned (preliminary plat) portion being approved for sixty-five (65) lots (146 lots total).

**BACKGROUND
CONTINUED**

The site is currently undeveloped and heavily wooded. The property contains varying degrees of slope primarily sloping downward from south to north.

The applicant proposes the average perimeter lot size to be fifty (50) feet by 110 feet (5,500 square-feet) and the average internal lot size to be thirty-two (32) feet by 130 feet (4,160 square-feet). The applicant proposes to develop the subdivision in four (4) phases as follows:

Phase I: Lots 101-121, 201-224 and 166-169.

Phase II: Lots 225-249, 301-325, 122-125 and 160-165.

Phase III: Lots 154-159, 126-129, 326-350, and 401-425

Phase IV: Lots 426-447 and 130-153

The proposed plan will consist of garden patio homes on the perimeter lots around the north, east, south, and west sides of the development and attached residential townhomes on the internal lots. The perimeter lots will have a proposed twenty (20)-foot front building line and the internal lots will have a ten (10)-foot setback at the front and sides, with a fifteen (15)-foot setback at the street sides and rear yards adjacent to an access alley.

The applicant is requesting a variance from the Land Alteration Regulations to advance grade the entire subdivision with the issuance of the grading permit for construction of the streets, drainage infrastructure, and utilities in Phase 1 the development. The request is proposed in order to eliminate the need to export and import materials across the newly built City streets as each phase and lot is developed. The Staff supports the requested variance.

The applicant also proposes to abandon the portion of Cooper Orbit Road adjacent to this overall property as part of the development plan. The applicant proposes for Cooper Orbit Road to re-align with Panther Branch Drive to the northwest for a new intersection with Kanis Road. The City of Little Rock and Pulaski County are in a joint effort to re-align Cooper Orbit Road with Panther Branch Drive. The abandonment request for the portion of Cooper Orbit Road adjacent to this proposed subdivision will not be submitted to the City Board of Directors for approval until the re-alignment project is complete and accepted by the City of Little Rock.

**BACKGROUND
CONTINUED**

The site plan shows an access drive at the northwest corner of the development connecting to Cooper Orbit Road. The drive includes a turnaround area along the south lane containing a mail kiosk. The 5,835 linear-foot internal drive continues around the perimeter of the property between the single-family homes along the exterior and interior townhome lots. The site plan also includes two (2) internal streets and three (3) internal alleys crossing the site from east to west between the townhomes connecting the perimeter drive. An emergency access drive is proposed at the northeast corner of the development connecting the internal drive to Kanis Road. The interior lots will be accessed via the new alleys. A ten (10)-foot wide “no vehicular access” easement will be located along the front of all the interior lots.

The applicant proposes to provide a stormwater detention area at the east central portion of the development adjacent to the east property line along with a proposed recreation area at the northwest corner of the development and a dog park at the northeast corner of the project.

The applicant is proposing a mail kiosk along the south edge of the main access drive connecting to Cooper Orbit Road. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock design standards and be ADA accessible.

Trash will be collected using standard City of Little Rock garbage collection.

The applicant is proposing a monument sign at the north edge of the access drive connecting to Cooper Orbit Road. The proposed new signage will comply with Section 36-551 (a) (4) of the City’s zoning ordinance.

The property is bordered to the north by PD-R, Planned Development – Residential, and C1, Neighborhood Commercial District, zoned properties and primarily by R-2 developments containing single family dwellings along the west, south, and east perimeters of the property.

To staff’s knowledge, there are no outstanding issues related to this preliminary plat request. The applicant has done a good job in addressing issues as raised by staff during staff’s review of this plat. The subdividing of this property should have no adverse impact on the surrounding properties.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their July 14, 2022, meeting and there were three (3) 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.