

FILE NO.: LU2022-18-03

NAME: Land Use Plan Amendments in Ellis Mountain Planning District

LOCATION: Along Kanis Road, Chenal Parkway to Asbury Road.

OWNER/AUTHORIZED AGENT:

City of Little Rock, Staff

AREA: 168 acres ±

WARD: 6 & 7

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07 &
42.18

CURRENT ZONING: O-2, PCD, R-2, PDC, PDR, C-1, C-3, PRD

BACKGROUND:

At the July 2021 Planning Commission meeting, the Planning Commission recommended an approximate 2.5-acre tract on the north side of Kanis Road at Panther Branch Drive be Commercial (C) on the Future Land Use Plan Map. As part of the recommendation of approval, the Commission requested the City review the Future Land Use Map given the evolution of the land use pattern in west Little Rock and considering the anticipated realignment of Cooper Orbit Road.

From the City's Future Land Use Narrative: *The Plan recognizes that market pressures for more intensive uses will occur in this area.*

Staff has discussed the potential land use changes with the Planning Commission Plans Sub-Committee. Areas within the study area were identified for further discussion to determine if a land use amendment is warranted. Neighborhood Associations in the area were contacted about possible amendments. The identified potential change area property owners were notified in late August 2022. The package described below is a result of comments received and review by Staff and Planning Committee members.

A. PROPOSAL/REQUEST:

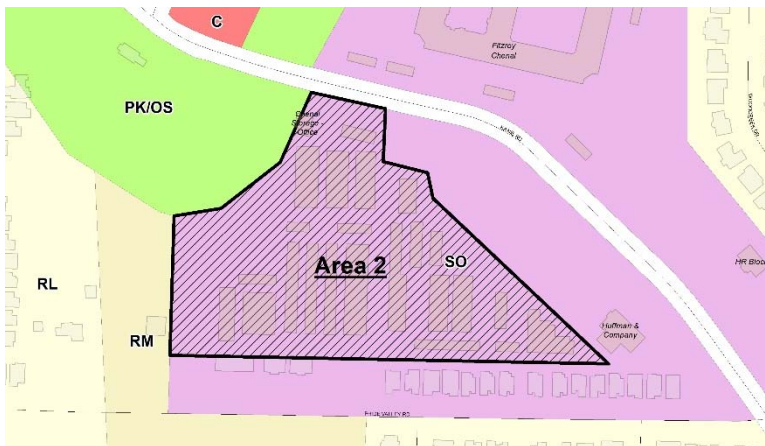
Change Area 1: Land Use Map change is from Suburban Office (SO) to Residential High Density (RH); between Kanis Road and Chenal Parkway, east of Rock Creek.



The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

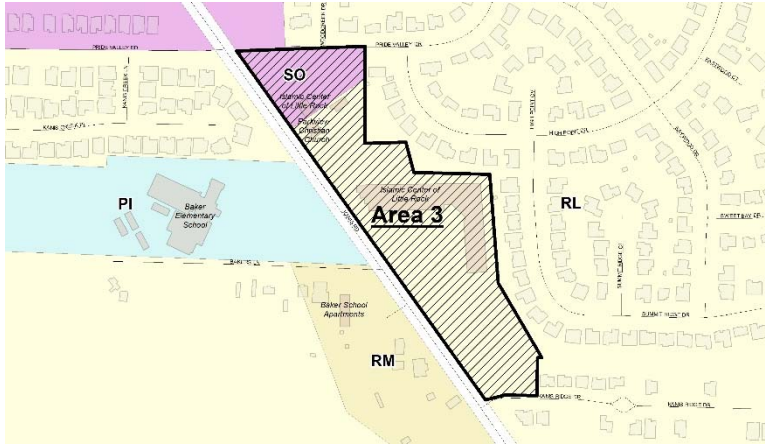
Change Area 2: Land Use Map change is from Suburban Office (SO) to Service Trades District (STD); between Kanis and Pride Valley Roads, south of Rock Creek.



The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

Change Area 3: Land Use Map change is from Residential Low Density (RL) and Suburban Office (SO) to Public/Institutional (PI); north of Kanis Road opposite Bakers Lane.

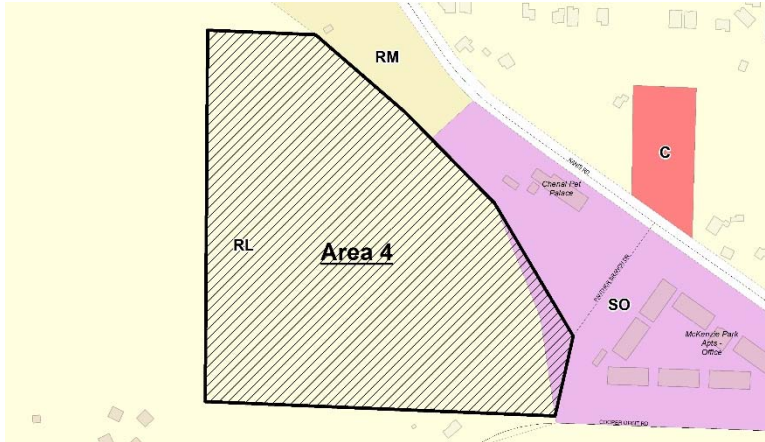


The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Change Area 4: Land Use Map change is from Residential Low Density (RL) and Suburban Office (SO) to Residential Medium Density (RM); west of Kanis Road, south of Bakers Lane and north of Cooper Orbit Road.

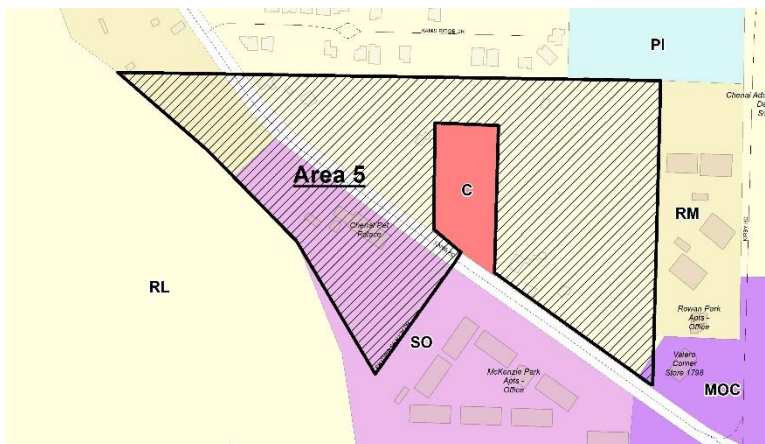


The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The Suburban Office (SO) category shall provide for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Change Area 5: Land Use Map change is from Residential Low Density (RL) and Residential Medium Density (RM) and Suburban Office (SO) to Commercial (C); either side of Kanis Road, opposite Panther Branch Drive.



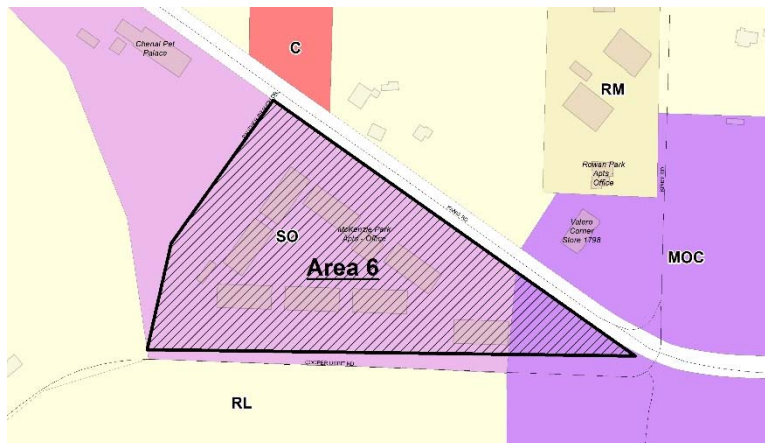
The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

The Suburban Office (SO) category shall provide for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Change Area 6: Land Use Map change is from Suburban Office (SO) and Mixed Office and Commercial (MOC) to Residential High Density (RH); northwest of the Kanis – Cooper Orbit Roads intersection.



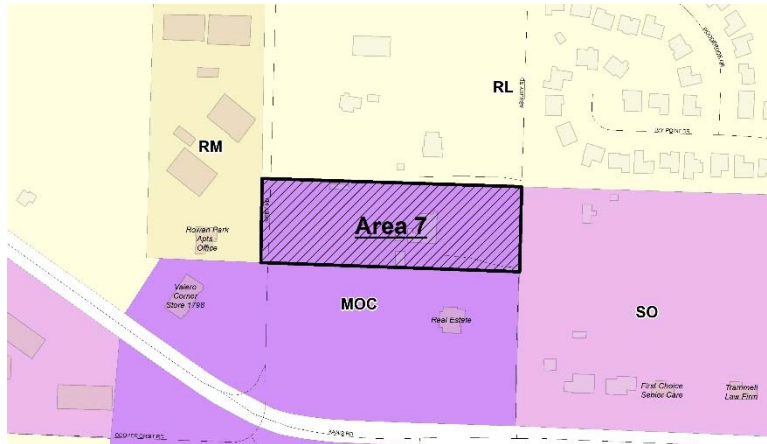
The Suburban Office (SO) category shall provide for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and

commercial. A Planned Zoning District is required if the use is mixed office and commercial.

The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

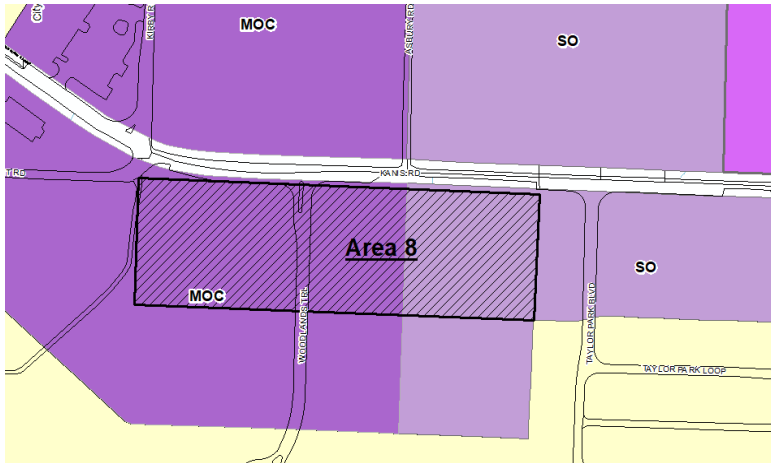
Change Area 7: Land Use Map change is from Mixed Office and Commercial (MOC) to Residential Medium Density (RM); between Asbury and Kirby Roads, north of Kanis Road.



The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Change Area 8: Land Use Map change is from Mixed Office and Commercial (MOC) and Suburban Office (SO) to Commercial (C); either side of Woodlands Trail, south of Kanis Road.

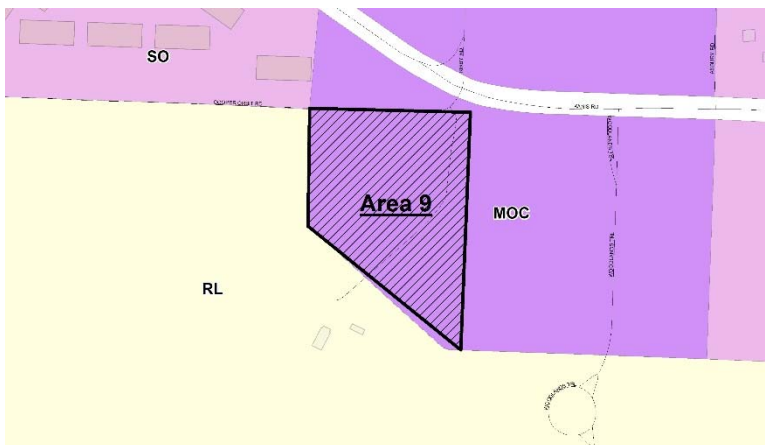


The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

The Suburban Office (SO) category provides for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Change Area 9: Land Use Map change is from Mixed Office and Commercial (MOC) to Residential Low Density (RL); southwest of the Cooper Orbit-Kanis intersection.

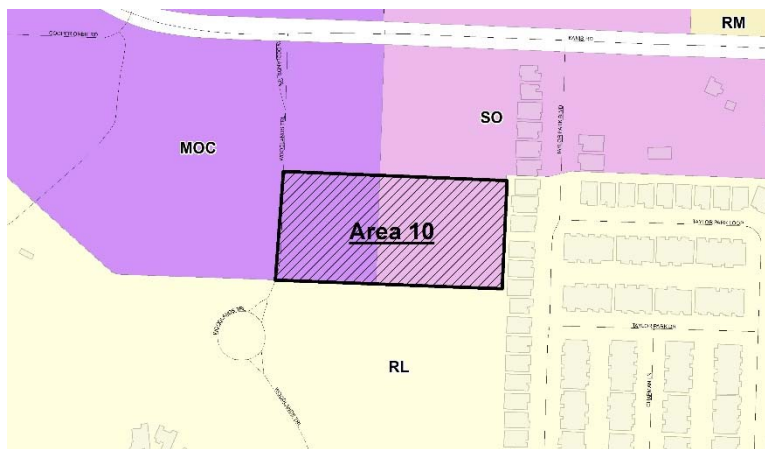


The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and

commercial. A Planned Zoning District is required if the use is mixed office and commercial.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Change Area 10: Land Use Map change is from Mixed Office and Commercial (MOC) and Suburban Office (SO) to Residential Low Density (RL); east of Woodlands Trail and south of Kanis Road.

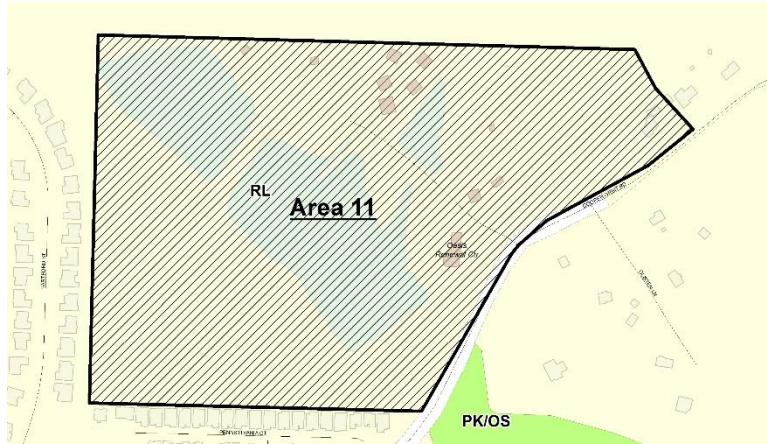


The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

The Suburban Office (SO) category shall provide for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

Change Area 11: Land Use Map change is from Residential Low Density (RL) to Public and Institutional (PI) west of Cooper Orbit Road at Brodie Creek.

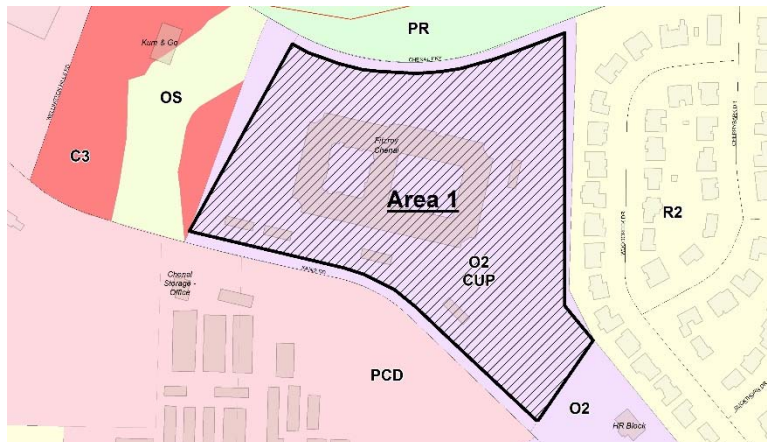


The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

B. EXISTING CONDITIONS/ZONING:

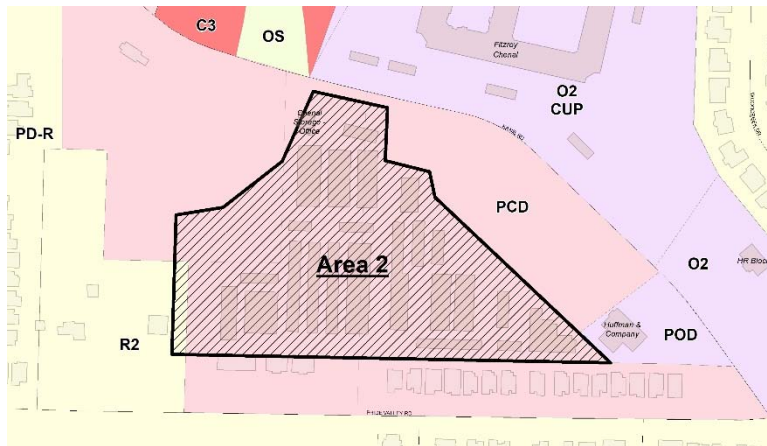
Change Area 1: Land Use Plan Map change is from Suburban Office (SO) to Residential High Density (RH).



The location is between Chenal Parkway and Kanis Road, east of Rock Creek. This area is 13.6 acres \pm . This land is zoned O-2, Office and Institutional District with a Conditional Use Permit (CUP) for apartments. There is an existing apartment complex on the land (Fitzroy at Chenal).

To the north is Chenal Parkway and Rock Creek Park zoned Park and Recreation (PR). To the east is the developed Woodcreek Addition Subdivision, zoned Single Family District (R-2). Southeast of the site is an office building zoned Office and Institutional District (O-2). South of the site is Chenal Storage and an area under development zoned Planned Commercial Development (PCD). To the west beyond Rock Creek is a Kum & Go Convenience store and fuel pumps zoned General Commercial District (C-3).

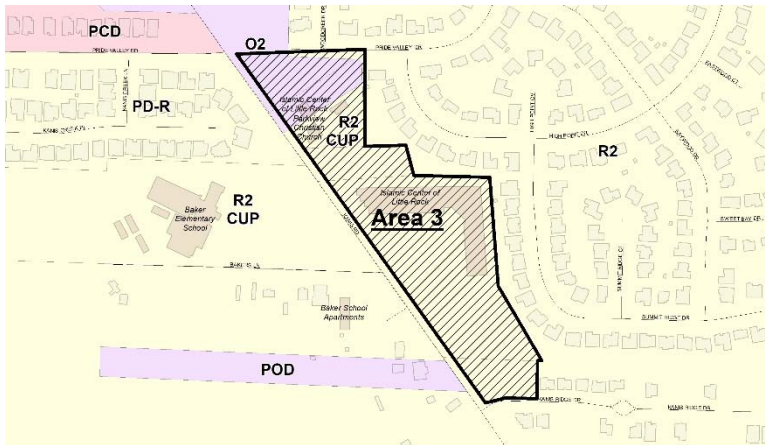
Change Area 2: Land Use Plan Map change is from Suburban Office (SO) to Service Trades District (STD).



The location is south of Kanis Road and southeast of Rock Creek. This area is 10.8 acres \pm . The land is zoned Planned Commercial District (PCD) and is currently developed with a mini-warehouse, Chenal Storage Center.

To the North across Kanis Road is Fitzroy Chenal apartments, zoned Office and Institutional District (O-2) with a Conditional Use Permit (CUP). Easterly and south of Kanis Road is zoned Planned Commercial District (PCD) with two areas under development. East of the site is an office zoned Planned Office Development (POD). To the south is the developed single-family Kanis Creek Subdivision and three offices in a Planned Commercial Development (PCD). Southwesterly from the site are two single family residences zoned Single Family District (R-2). To the northwest is undeveloped land, zoned PCD (expired).

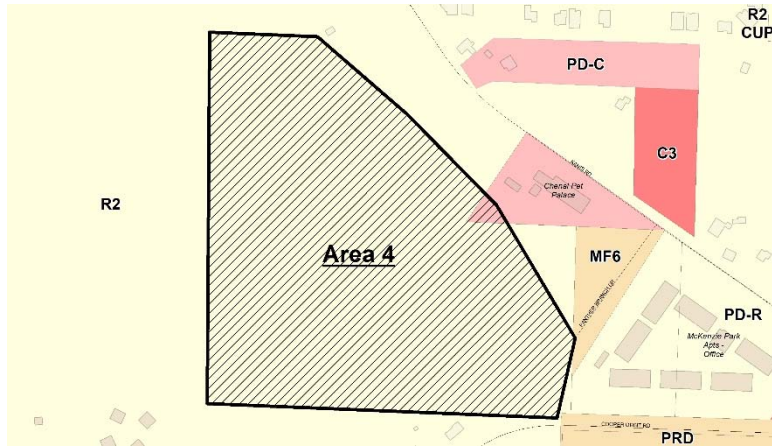
Change Area 3: Land Use Plan Map change is from Residential Low Density (RL) and Suburban Office (SO) to Public/Institutional (PI).



The location is north of Kanis Ridge Road and east of Kanis Road. This area is 8.4 acres \pm . The land is zoned Planned Development-Office (PD-O), Single Family District (R-2) with a Conditional Use Permit (CUP) for a Church, and PD-R (Planned Development Residential) for a mosque and related school owned by the Islamic Center of Little Rock. The site has an office, residence and religious meeting place, and is being developed with the school facilities.

To the north is an office, zoned Office and Institutional District (O-2) and the developed single-family Woodcreek Subdivision, zoned Single Family District (R-2). East of the site are two developed single-family subdivisions: Parkway Place and Summit Ridge, zoned R-2. Southeasterly from the site is the partially developed single-family Kanis Ridge Estates subdivision, zoned R-2. To the west across Kanis Road is Baker Elementary School, zoned (R-2) with a CUP for the school, and Baker School Apartments, zoned R-2.

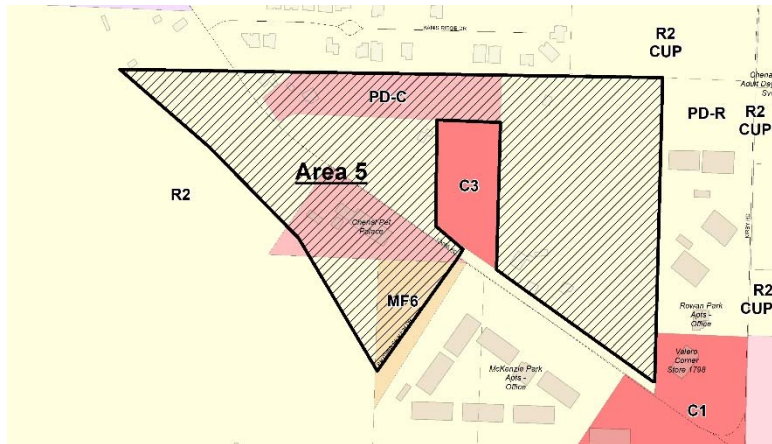
Change Area 4: Land Use Plan Map change is from Residential Low Density (RL) and Suburban Office (SO) to Residential Medium Density (RM).



The location is southwest of Kanis Road and northwest of Panther Branch Drive. This area is 29.8 acres ±. The land is zoned Single Family District (R-2). It is currently undeveloped and wooded. There were proposals for multi-family on a portion of this area in 2014 and 2015.

To the north is a Planned Office Development (POD) with an office (Detection Systems, Inc.). East of the site is Chenal Pet Palace, a Planned Development-Commercial (PD-C). McKenzie Park Apartments, a Planned Development-Residential (PD-R), and an undeveloped area zoned R-2 are also to the east of the site. To the south are 3 single family residences and the Recovery Centers of Arkansas, zoned R-2. To the west is undeveloped land zoned R-2.

Change Area 5: Land Use Plan Map change is from Residential Low Density (RL), Residential Medium Density (RM), and Suburban Office (SO) to Commercial (C).

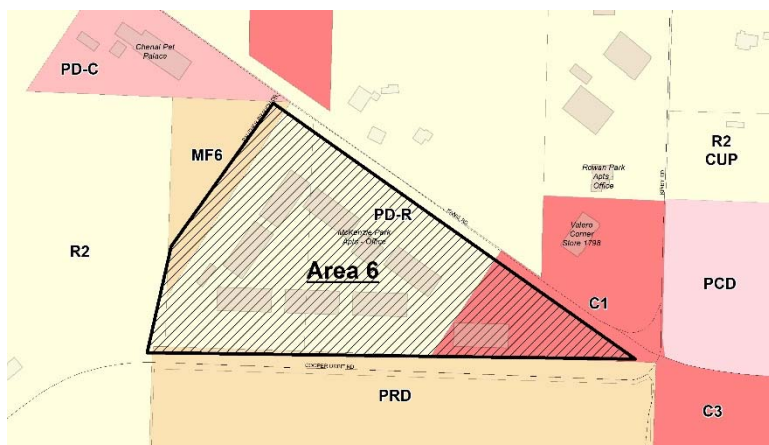


The location is either side of Kanis Road, north of Panther Branch Drive. This area is 26.3 acres ±. The land is zoned Single Family District (R-2) with a apportion with a Conditional Use Permit (CUP) and two Planned Development-Commercial (PD-C). The PD-C south of Kanis Road is developed as 'Chenal Pet Palace', a pet

grooming and boarding facility. The PD-C south of Kanis Ridge Drive and north of Kanis Road is for a proposed ministorage facility. The R-2 land is mostly wooded and undeveloped. There are a couple of structures on the land (former residences). A portion has been cleared.

To the north is the Kanis Ridge single-family subdivision, partially developed and zoned Single Family District (R-2). To the east is land zoned Planned Development Residential (PDR) with an apartment development (Rowan Park apartments) and Neighborhood Commercial District (C-1), a convenience store with gas pumps. West of the site is Single Family District (R-2) land, wooded and undeveloped and to the southwest is land zoned Planned Development Residential (PDR) and Neighborhood Commercial District (C-1) which has been developed as McKenzie Park apartments.

Change Area 6: Land Use Plan Map change is from Suburban Office (SO) and Mixed Office and Commercial (MOC) to Residential High Density (RH).

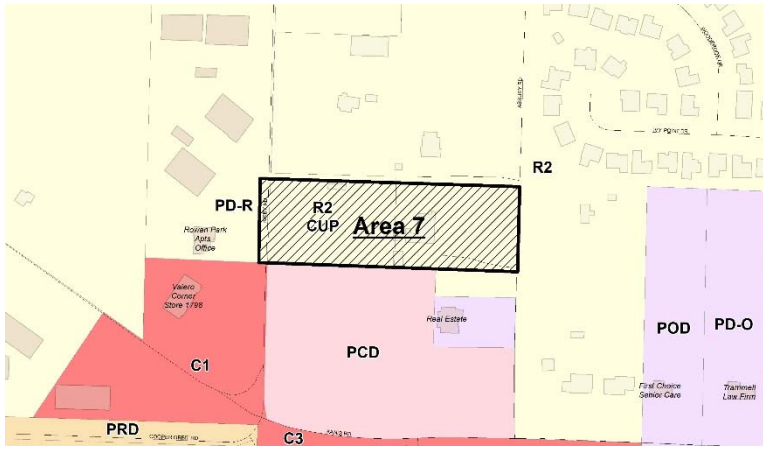


The location is southwest of Kanis Road, east of Panther Branch Drive. This area is 10.5 acres ±. The land is zoned Planned Development-Residential (PD-R) and Neighborhood Commercial District (C-1). The land has been developed as an apartment complex (McKenzie Park Apartments).

To the west is undeveloped land zoned Single Family District (R-2). Northwest of the site (south of Kanis Road) is undeveloped land zoned Multifamily District (MF-6) which allows for multifamily development at a maximum of six dwelling units per acre, and a PD-C developed as 'Chenal Pet Palace', a pet grooming and boarding facility. A PD-C south of Kanis Ridge Drive and north of Kanis Road is for a proposed ministorage facility. Directly north of Kanis Road is zoned General Commercial District (C-3) currently wooded and undeveloped and Single Family District (R-2) mostly wooded and undeveloped with a house and outbuildings. To the northeast is land zoned Neighborhood Commercial District (C-1) with convenience store with gas pumps, beyond which is a PD-R developed as Rowan

Park Apartment. North of Kanis Road and east of Kirby Road is an undeveloped Planned Commercial Development (PCD) for a proposed mixed commercial development. To the east of the site (south of Kanis Road) is wooded undeveloped land zoned General Commercial District (C-3). South of Cooper Orbit Road is a Planned Residential Development (PRD) for a proposed single-family subdivision, under development.

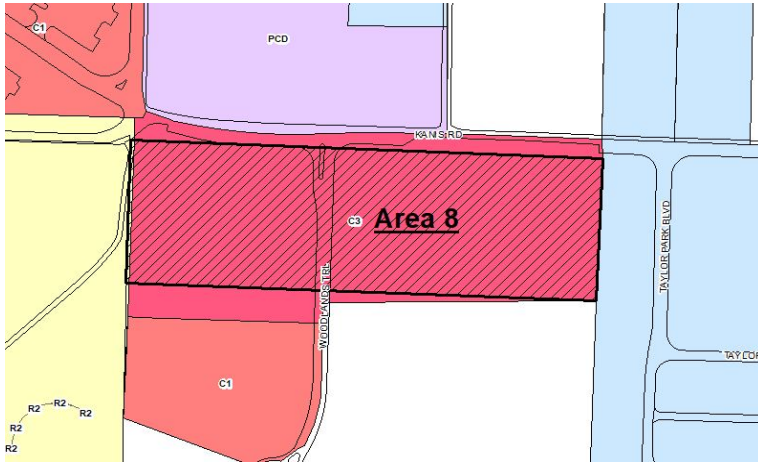
Change Area 7: Land Use Plan Map change is from Mixed Office and Commercial (MOC) to Residential Medium Density (RM).



The location is north of Kanis Road, between Kirby Road and Asbury Road. This area is 3.5 acres ±. This site is zoned Single Family District (R-2) with a single family home and 3 accessory structures.

West of Kirby Road is land zoned PD-R, developed as Rowan Park Apartments. Southerly from the site is undeveloped land zoned Planned Commercial Development (PCD) to allow for a mixed-use development. To the southeast is land zoned Planned Development Office (PD-O) with a home-based office. Zoning to the north and east is Single Family District (R-2) with single family tracts to the north and the developed single-family Cedar Ridge Subdivision to the east.

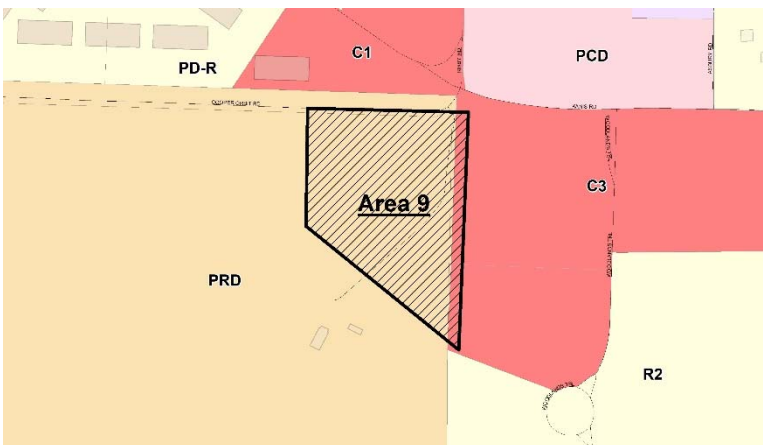
Change Area 8: Land Use Plan Map change is from Mixed Office and Commercial (MOC) and Suburban Office (SO) to Commercial (C).



The location is either side of Woodlands Trail, south of Kanis Road. This area is 8.9 acres \pm . This site is zoned General Commercial District (C-3) and is wooded and vacant.

The northwest corner of Kanis and Kirby Roads is zoned Neighborhood Commercial District (C-1) and is developed as a convenience store with gas pumps. The north side of Kanis Road is zoned Planned Commercial District (PCD) to allow mixed use and is undeveloped. To the west is a Planned Residential Development (PRD) to allow for an attached and patio home development (with earthwork currently underway). South of site is land zoned Single Family District (R-2), which is currently wooded and undeveloped. The area to the east is a Planned Office Development (POD) with a developed single-family subdivision and some undeveloped offices tracts.

Change Area 9: Land Use Plan Map change is from Mixed Office and Commercial (MOC) to Residential Low Density (RL).

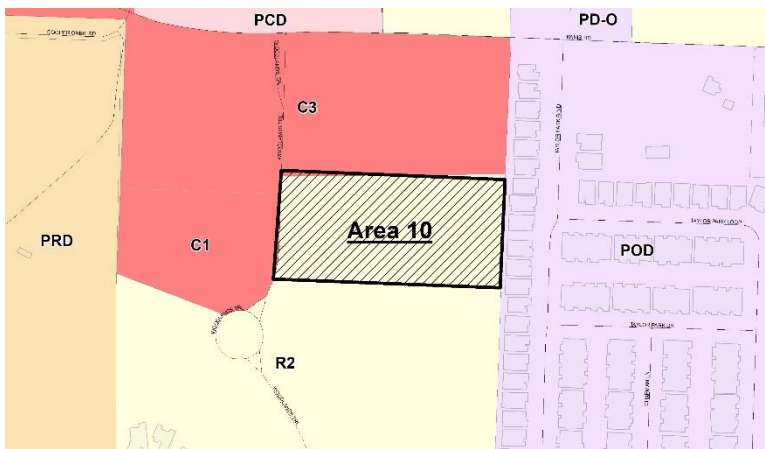


The location is southwest of the Kanis-Cooper Orbit Roads intersection. This area is 4.5 acres \pm . The land is zoned Planned Residential Development (PRD) for a

proposed attached and patio home residential development. The land is currently being graded for the development.

South and west of the site is land with the same Planned Residential Development (PRD), with earthwork underway. To the southeast is land zoned Single Family District (R-2) and is wooded. To the east is zoned Neighborhood Commercial District (C-1), undeveloped and wooded. North of Cooper Orbit Road is McKenzie Park Apartments, a Planned Development Residential (PD-R) and C-1.

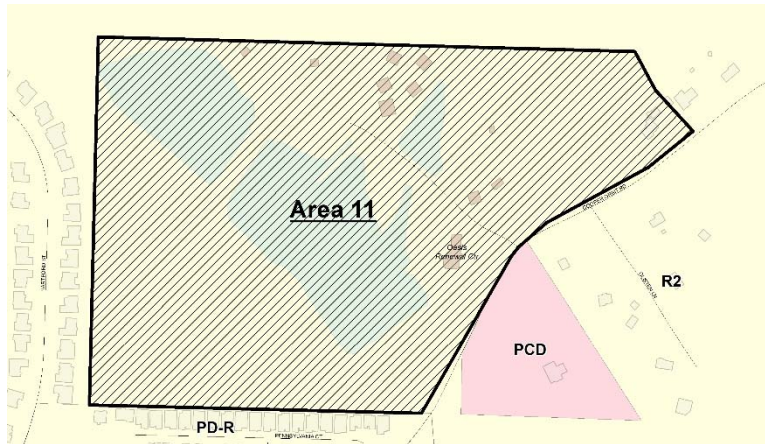
Change Area 10: Land Use Plan Map change is from Mixed Office and Commercial (MOC) and Suburban Office (SO) to Residential Low Density (RL).



The location is east of Woodlands Trail and south of Kanis Road. This area is 3.8 acres ±. The land is zoned Single Family District (R-2) and is undeveloped and wooded.

To the west is land zoned Neighborhood Commercial District (C-1), which is currently wooded and undeveloped. South of site is land zoned Single Family District (R-2) and is currently wooded and undeveloped. The area to the east is a Planned Office Development (POD) with a developed single-family subdivision and some undeveloped office tracts. To the north is land zoned General Commercial District (C-3) which is undeveloped.

Change Area 11: Land Use Plan Map change is from Residential Low Density (RL) to Public and Institutional (PI).



The location is north of Cooper Orbit Road, across from Glisten Lane. This area is 48.5 acres ±. The land is zoned Single Family District (R-2). It was developed as a religious retreat, currently the land is used as a rehab facility (Recovery Centers of Arkansas/Oasis Renewal Center).

The land surrounding this location are Single Family District (R-2) excepting a Planned Commercial Development (PCD) to the southeast, south of Cooper Orbit Road to allow single-chair beauty salon, and a Planned Development-Residential (PD-R) to the south of the site for the developed Governors Manor single-family subdivision. To the west is a developed single-family subdivision, Capitol Lakes Estates, zoned Single Family District (R-2). The R-2 area to the north is undeveloped wooded and the land to the northeast and southeast are larger tract single-family houses.

C. NEIGHBORHOOD NOTIFICATIONS:

Notices were sent to the following neighborhood associations: Capitol Lakes POA, Governors Manor POA, Kanis Creek Neighborhood Association, Spring Valley Manor POA, Citizens of West Pulaski Association and Woodlands Edge POA.

Each area neighborhood contact was notified of the review in August 2022. Staff received several informational contacts from the association contacts. Twenty-four property owner contacts were identified for the possible change areas. An initial letter about possible changes was sent out to these property owners, August 19, 2022. Staff received no contacts as a result of this letter. A second contact was made, in early November 2022, to the same associations and property owners about the package and December hearing before the Planning Commission. Notice of this agenda item was also sent to all neighborhood contacts as part of the December Planning Commission notification.

G. TRANSPORTATION/PLANNING:

Land Use Plan:

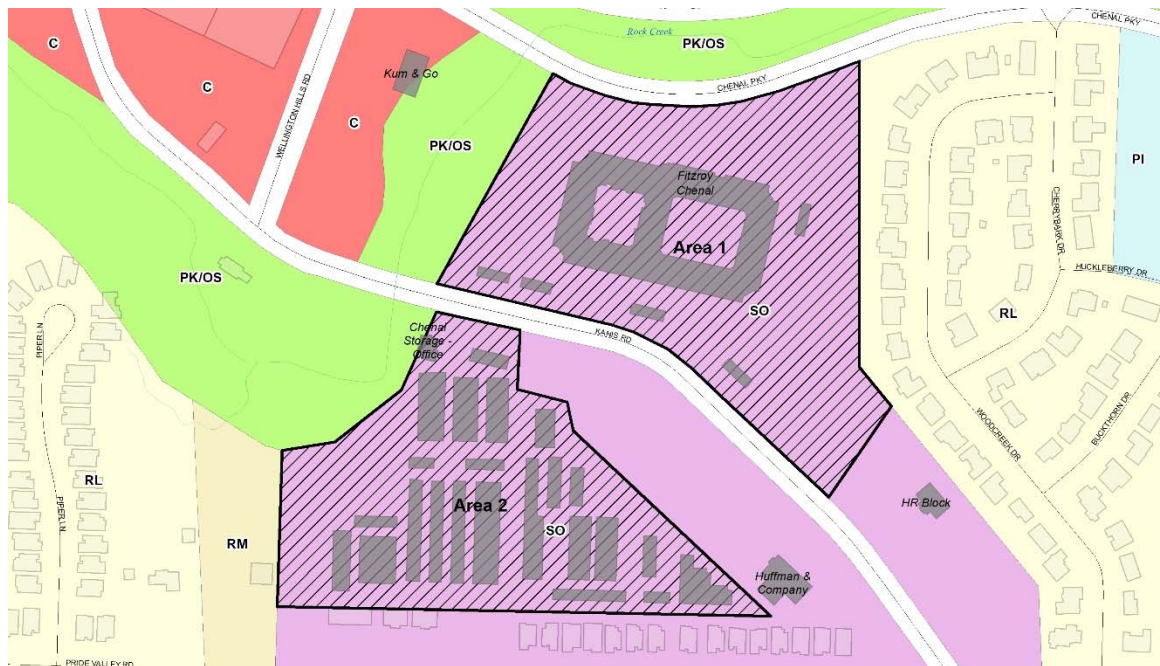
Change Area 1, Suburban Office (SO) to Residential High Density (RH): This site is between Kanis Road and Chenal Parkway, east of Rock Creek. There is an existing apartment complex on the land (Fitzroy at Chenal).

North is Chenal Parkway, beyond which is Rock Creek shown as Park/Open Space (PK/OS). To the east are developed single-family subdivisions, shown as Residential Low Density (RL) use. Southeast from the site is an office building shown on the Land Use Map as Suburban Office (SO). To the south (across Kanis Road) is Change Area 2, Chenal Storage and vacant tracts. This area is currently shown as SO.

The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The Suburban Office (SO) category shall provide for low intensity development of office or office parks in proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.



Change Area 2, Suburban Office (SO) to Service Trades District (STD): This site is between Kanis and Pride Valley Roads, south of Rock Creek. The land is developed with a mini-warehouse development – Chenal Storage.

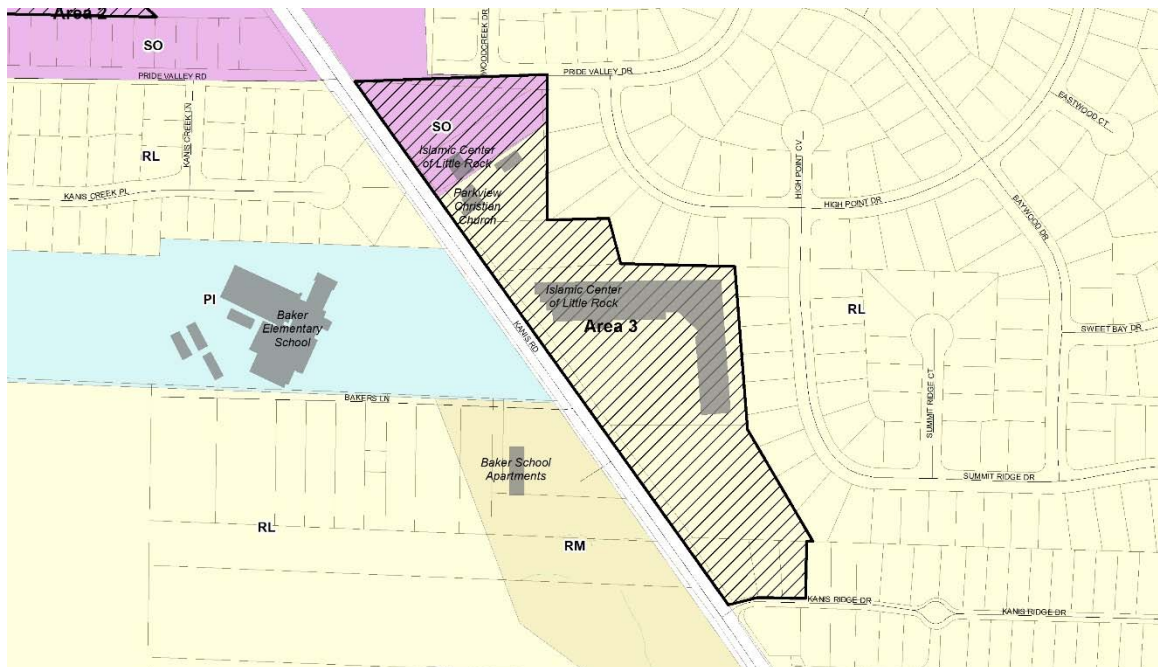
To the north is Change Area 1, an existing apartment complex (Fitzroy at Chenal) currently shown as SO. East of the site is an office building shown on the Land Use Map as Suburban Office (SO). South of Pride Valley Road is a developed single-family subdivision shown as RL. To the southwest are two single-family tracts shown as Residential Medium Density (RM).

The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Change Area 3, Residential Low Density (RL) and Suburban Office (SO) to Public Institutional (PI): This site is north of Kanis Road opposite Bakers Lane. This area has an office, residence and religious meeting place, and is being developed with the school facilities.

To the north is an office building shown on the Land Use Plan Map as Suburban Office (SO). East of the site are developed single-family subdivisions shown as RL. To the southeast is a single-family subdivision under development, shown as RL. Southwest, across Kanis Road, is shown as RM. The RM area is partially developed with an apartment building, office, and single-family residence. To the west, across Kanis Road, is a school shown as Public/Institutional (PI). To the northwest is a developed single-family subdivision shown as RL.

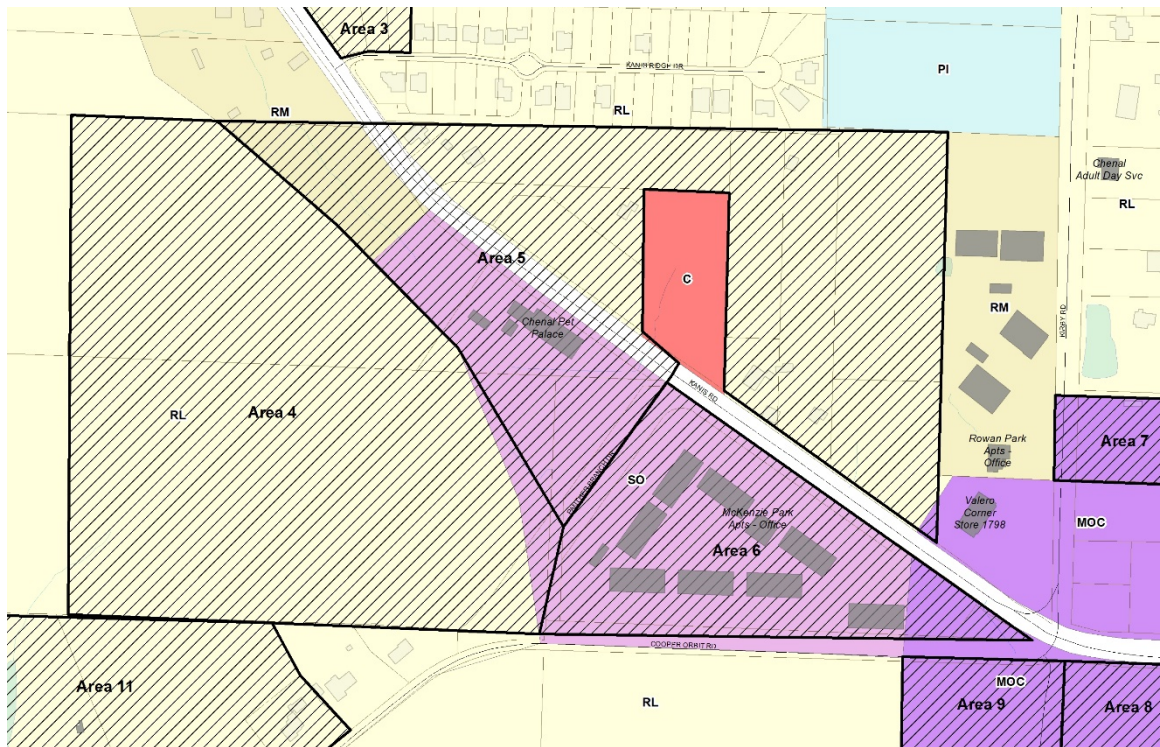


The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Change Area 4, Residential Low Density (RL) and Suburban Office (SO) to Residential Medium Density (RM): This site is west of Kanis Road, south of Bakers Lane and north of Cooper Orbit Road.

To the north (west of Kanis Road) is classified as RM and is partially developed with an office, single family residence, and an apartment building. North (east of Kanis Road) is the partially development single-family subdivision shown as RL on the Plan Map. East of the site is Change Area 5 with undeveloped RL, undeveloped RM, and SO with a kennel; and Change Area 6, SO and Mixed Office Commercial (MOC) developed with McKenzie Park Apartment. To the south are tracts developed with single family homes, classified RL. Southwesterly from the site is Change Area 11, a rehabilitation facility classified RL. West of the site are undeveloped tracts shown as RL.

The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.



Change Area 5, Residential Low Density (RL), Residential Medium Density (RM), and Suburban Office (SO) to Commercial (C): This site is to either side of Kanis Road, opposite Panther Branch Drive. On the land there are: an animal grooming/boarding business, undeveloped land, ruins and a single-family residence with out-buildings.

This area surrounds an undeveloped tract shown on the Plan Map as Commercial (C). To the north are developed subdivisions shown as RL. Northeast of the site is PI with religious institutions. To the east is Rowan Park Apartments shown for RM. Southeast of the site is a convenience store with fuel pumps shown as MOC. To the south is Change Area 6, shown as SO and MOC developed with McKenzie Park Apartment. West of the site is Change Area 4 which is currently undeveloped RL.

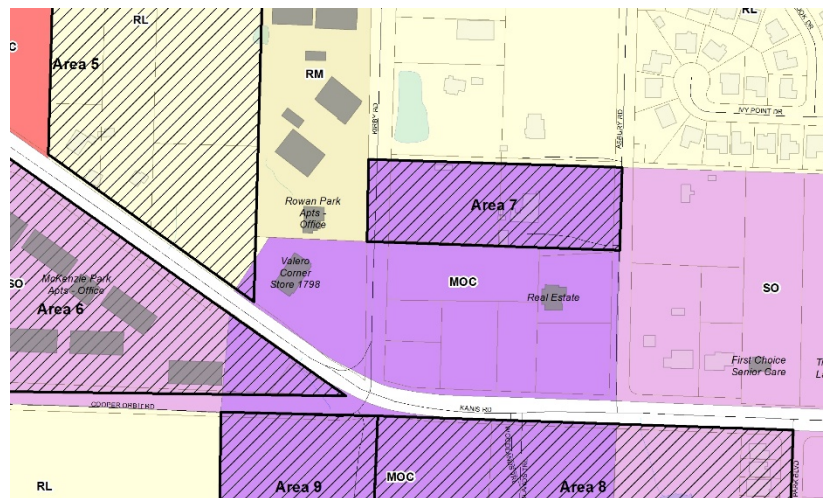
The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Change Area 6, Suburban Office (SO) and Mixed Office and Commercial (MOC) to Residential High Density (RH): This site is northwest of the Kanis – Cooper Orbit Roads intersection. The land is developed with McKenzie Park Apartments.

North and west is Change Area 5 shown as SO that has been developed with a kennel, undeveloped RM, and mostly undeveloped RL. Surrounded by Change Area 5 is an undeveloped tract of C. Northeasterly from the site is MOC with a convenience store with fuel pumps, several vacant tracts, and one residential office. South and east of the site is Change Area 9, an undeveloped tract of MOC. To the south and west are partially developed tracts of RL.

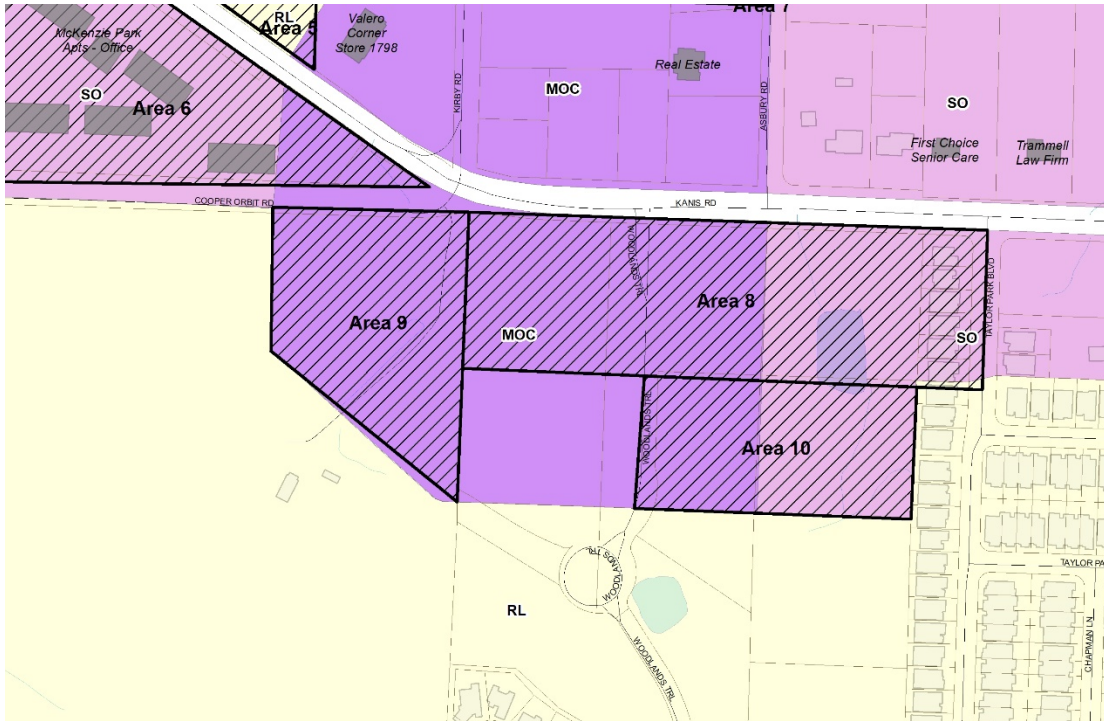
Change Area 7, Mixed Office and Commercial (MOC) to Residential Medium Density (RM): This site is between Asbury and Kirby Roads, north of Kanis Road. There is a single-family home and 3 accessory structures on the land.

North of the site is partially developed residential tracts shown as RL. To the northeast are developed single-family subdivisions shown as RL. Easterly from the site is shown a SO with a mix of residential and office uses. To the south are several undeveloped tracts and one residential office in MOC. West of the site is RM developed with Rowan Park Apartments and MOC with a convenience store with fuel pumps.



Change Area 8, Mixed Office and Commercial (MOC) and Suburban Office (SO) to Commercial (C): This site is to either side of Woodlands Trail, south of Kanis Road. The land is wooded and undeveloped.

To the north are several undeveloped tracts and one residential office shown as MOC. Northeasterly from the site are several undeveloped tracts and one residential office shown as SO. To the east is a developed single-family subdivision with some vacant office tracts shown as SO. South of the site is Change Area 8, undeveloped land shown as MOC and SO. To the west is Change Area 9, undeveloped land currently shown as MOC.

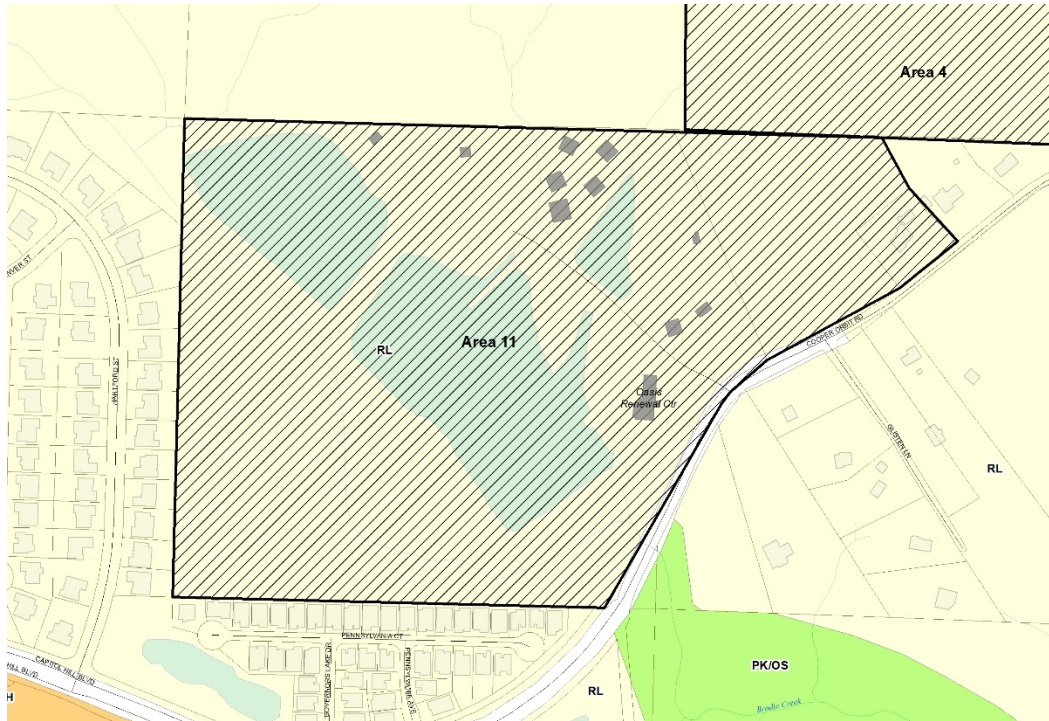


Change Area 9, Mixed Office and Commercial (MOC) to Residential Low Density (RL): This site is southwest of the Cooper Orbit-Kanis intersection. The land has been cleared and there is earthwork underway.

To the north is Change Area 6, currently shown as SO and MOC developed with McKenzie Park Apartments. To the east is Change Area 8, undeveloped land currently shown as MOC and SO; and Change Area 10, undeveloped land currently shown as MOC and SO. To the southeast, south, and west is undeveloped land shown as RL on the Plan Map.

Change Area 10, Mixed Office and Commercial (MOC) and Suburban Office (SO) to Residential Low Density (RL): This site is east of Woodlands Trail and south of Kanis Road. The site is undeveloped and wooded.

To the north is Change Area 8, undeveloped land currently shown as MOC and SO. East of the site is a developed single-family subdivision shown as RL. To the south is undeveloped land shown as RL. To the west is undeveloped land shown as MOC on the Plan Map.



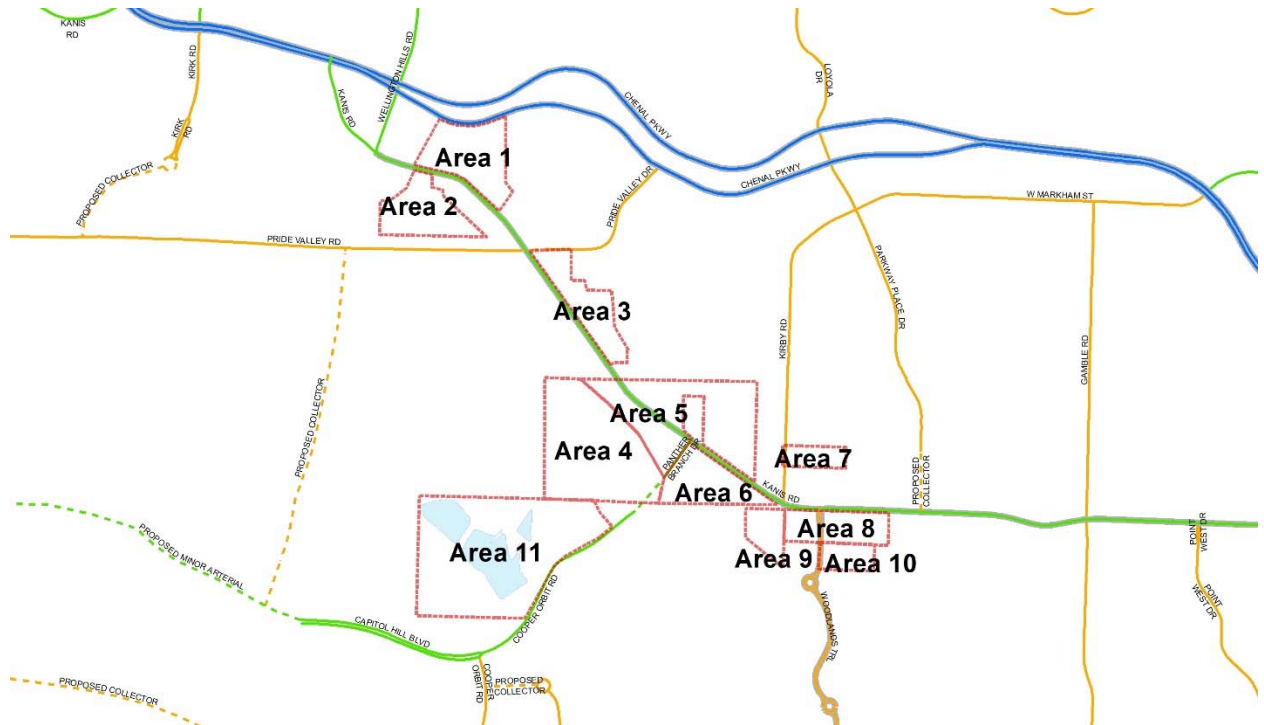
Change Area 11, Residential Low Density (RL) to Public Institutional (PI): This site is west of Cooper Orbit Road at Brodie Creek. The land is used as a rehab facility (Recovery Centers of Arkansas/Oasis Renewal Center).

To the north are undeveloped lands shown as RL. East of the site are residential tracts shown as RL. To the south and west are developed single-family subdivisions shown as RL on the Plan Map.

Master Street Plan:

The study area follows Kanis Road approximately one and a half miles, from its intersection with Chenal Parkway southeasterly to its intersection with Asbury Road. This section of Kanis Road is shown in the Master Street Plan as a Minor Arterial. Wellington Hills Road and Panther Branch Drive are Minor Arterials that intersect with Kanis Road within the study area. Within the study area the Master Street Plan Map shows a connection of Cooper Orbit Road with Panther Branch Drive as a Minor Arterial.

Kirby Road, Woodlands Trail, and Pride Valley Road are shown on the Master Street Plan Map as Collectors within the study area. Within the study area the Master Street Plan Map shows a continuation of Pride Valley Road east from Kanis Road as a Collector



A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on a Minor Arterial.

Collector roads are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property.

These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site..

Bicycle Plan:

Within the study area there is a proposed Class I Bike Path shown north of Change Area 1 along Rock Creek. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Historic Preservation Plan:

There are no historic districts in this area.

H. ANALYSIS:

A Land Use Plan Map amendment was approved late summer 2021 on the north side of Kanis Road at Panther Branch Drive. This change was from Residential Low Density (RL) to Commercial (C). As a result of the amendment, Staff with the Plans Committee of the Planning Commission began a review of the Kanis Road corridor in the vicinity of the approved change. Initially Staff reviewed the existing conditions – uses, zoning and development activity in the vicinity. A package of possible changes was presented to the Plans Committee. Based on discussions between staff and the Committee members changes to the package were made.

The neighborhood contacts for association in the vicinity were identified as were the property owners of land included within potential change areas. Notices of the potential changes were sent to this group for comment. The only contacts received were informational after this initial notice. Based on this, Staff moved the package forward for hearing before the full Commission. Notices were resent to the same groups in the first week of November for the December Commission hearing.

Staff believes most of these changes reflect the current use and/or zoning of the land. Only change Area 4 and Area 5 reflect a new use pattern. These two changes are based a Commercial Node concept. At a major intersection. Kanis Road with Panther Branch Drive (two Arterials) Commercial (high intensity) uses area shown with a transition area of slightly higher density residential to the west. The majority of this area is currently undeveloped and not zoned for commercial use.

Change Area 1 is between Kanis Road and Chenal Parkway, east of Rock Creek. The change is from Suburban Office (SO) to Residential High Density (RH). There is an existing apartment complex (Fitzroy Chenal) on the land. This apartment is less than a decade old. The land is zoned as office with a conditional use permit for apartments. The proposed change reflects the exiting use and zoning which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 2 is between Kanis Road and Pride Valley Road, east of Rock Creek. The change is from Suburban Office (SO) to Service Trades District (STD). There is an existing mini-warehouse development on the land. The land is zoned with a Planned Commercial Development (PCD) for mini-warehouse use. The proposed change reflects the exiting use and zoning which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 3 is north or east of Kanis Road at Bakers Lane. The change is from Suburban Office (SO) and Residential Low Density (RL) to Public Institutional (PI). This area is made up of several tracts all owned by the same religious organization. There is a mix of zoning: PD-R (Planned Development Residential) for a mosque and school; PD-O (Planned Development Office) for a contractor's office, R-2

(CUP) for a church; and R-2 Single Family. The southern half to two-thirds of the application area has been cleared with earthwork started for a new mosque and school. The previously approved office and church site is currently being used for the mosaic. The conversion to a mosque and school use on the land is new and continuing to progress. The Land Use Plan Map change is consistent with the approved zonings of the land. The current use as well as the use under development are also consistent with the proposed Land Use classification. It is reasonable to assume that the quasi-public use developed and developing on the site will continue for the near and mid-term future. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 4 is southwest of Kanis Road and northwest of Cooper Orbit Road. The change is from Residential Low Density (RL) and Suburban Office (SO) to Residential Medium Density (RM). The land is currently undeveloped and wooded. The zoning is R-2, Single Family District. The area is totally outside of the city of Little Rock. Within the last decade there have been two requests for high density residential on this land. Within the general vicinity there are single-family detached and attached structures as well as apartment complexes. There does seem to be some demand for attached single-family housing in west Little Rock. An area of Medium Density Residential (RM) with a density of from 6 to 12 units per acres would be about double that of single-family but well below the typical apartment development. This would allow for a different type of residential development as a housing option in the area. This site would also serve as a transition from the commercial at the intersection of Kanis Road-Panther Branch Drive and more traditional single-family developments further to the west.

Change Area 5 is either side of Kanis Road north and south of the Panther Branch Drive intersection. The change is from Residential Low Density (RL) and Suburban Office (SO) to Commercial (C). The land is currently zoned R-2, Single Family District; MF6, Multifamily District 6-units per-acre; and PDC, Planned Development Commercial. The area is totally outside of the city of Little Rock. Most of the R-2 zoned land is vacant or has ruins on it. There is at least one house still in use on this land. The C-3 land is undeveloped (was re-classified to commercial use about one year ago). One PDC is a pet grooming and boarding facility and the other is a recently (last few months) approved mini-warehouse development. This is the future intersection of two Minor Arterials (with Cooper Orbit Road being relocated to this location as Panther Branch Drive). This transportation change makes a land use change to a more intense use reasonable. The intersection of two Arterials is often the location of a commercial node on the Land Use Plan Map.

Change Area 6 is at the southeast corner of Kanis Road and Panther Branch Drive. The change is from Suburban Office (SO) and Mixed Office Commercial (MOC) to Residential High Density (RH). The land is currently zoned PDR, Planned Development Residential and C-1, Neighborhood Commercial District. There is

an existing apartment complex (McKenzie Park) on the site. This development is less than a decade old. The proposed change reflects the existing use and zoning which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 7 is between Kirby and Asbury Roads, north of Kanis Road. The change is from Mixed Office Commercial (MOC) to Residential Medium Density (RM). The land is currently zoned R-2, Single Family. The western half has a Conditional Use Permit (CUP) for the single-family home to be a manufactured house. An area of Medium Density Residential (RM) with a density of from 6 to 12 units per acres would be about double that of single-family but well below the typical apartment development. This would allow for a different type of residential development as a housing option. This area would also serve as a transition from more intense uses at the intersection of Kanis-Kirby-Cooper Orbit Roads and the single-family uses further to the north.

Change Area 8 is either side of Woodlands Trail, south of Kanis Road. The change is from Mixed Office Commercial (MOC) and Suburban Office (SO) to Commercial (C). The land is zoned C-3, General Commercial District. The current use is wooded and undeveloped. This re-classification to C-3 occurred approximately two years ago. The proposed change reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 9 is southwest of the Cooper Orbit-Kanis Roads intersection. The change is from Mixed Office Commercial (MOC) to Residential Low Density (RL). The land is zoned PRD (Planned Residential Development) for the construction of a subdivision with attached housing and patio homes. The land is currently being cleared with earthwork for the project is underway. The proposed change reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 10 is east of Woodland Trails and south of Kanis Road. The change is from Mixed Office Commercial (MOC) and Suburban Office (SO) to Residential Low Density (RL). The land is zoned R-2, Single Family District. There was a re-classified to R-2 and a single-family subdivision plat approved approximately two years ago for this land. The proposed amendment reflects the existing zoning and likely future use pattern which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Change Area 11 is north of Cooper Orbit Road and northeast of Brodie Creek. The change is from Residential Low Density (RL) to Public Institutional (PI). The land

is zoned R-2, Single Family District. The area is totally outside of the city of Little Rock. The land was developed as a religious retreat several decades ago. More than a decade ago the land changed hands (current owner) and has been used as a rehabilitation center since that time. The proposed change reflects the existing use which is not likely to change in the near or mid-term timeframe. This amendment is for the Land Use Plan Map to reflect the existing conditions and likely future use of the land more accurately.

Staff believes that these changes will make the Land Use Plan Map more reflected of the likely future development pattern for the area.

I. STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION ACTION:

(DECEMBER 8, 2022)

The item was placed on consent agenda for approval. By a vote of 7 for, 0 against, 2 absent and 1 vacancy, the Planning Commission approved the item.