

FILE NO.: Z-5503-E

NAME: Panther Branch Lot 2 Revised Long-form PD-R

LOCATION: Located on the Southwest corner of Kirby and Kanis Roads

DEVELOPER:

Panther Branch, LLC
P.O. Box 242146
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 7.9 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Multi-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Allow additional signage at the entrance to the complex

VARIANCE/WAIVERS: None requested.

BACKGROUND:

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 6 units per acres.

Ordinance No. 20,903 rezoned the property from C-1, Neighborhood Commercial and MF-6 to allow the development of an apartment complex on 8± acres. The developer proposed to construct a gated apartment community. The apartments were to be market rate, and contain a club house, swimming pool, garages, covered parking, playground and a court yard area with picnic tables and grilling area. The development

was proposed with seven (7) buildings. Each building contained 24 units (168 total units) with a various mix of one, two and three bedroom units.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current request is to amend the previously approved PD-R, Planned Development Residential, to allow the placement of an identification sign on each side of the gated entrance. The sign is located on a brick pedestal with a brick column located on the entrance drive side of each of the sign locations. The brick columns are indicated 6-feet 2-inches tall with a 6-inch cast stone cap. The columns are 3-feet 3 ½-inches in width. The brick base on which the sign sits is 1-foot 5 ½-inches tall. The sign on top of the base is 2-feet 10-inches tall with a cast stone cap. The width of the lettered portion of the sign is 8-feet. The same design is proposed on each side of the entrance drive to the apartment complex.

B. EXISTING CONDITIONS:

The property is currently zoned PD-R, Planned Development Residential, to allow the construction of an apartment development which is currently nearing completion. The properties to the north and south are zoned R-2, Single-family. There is an approved PD-C located along the western boundary of the site which is approved for an animal daycare and boarding center. North of the site located at the intersection of Kirby and Kanis Roads is a property zoned C-1, Neighborhood Commercial and has developed as a convenience store. Further north along Kirby Road is an apartment development. There is a property zoned PCD located on the northeast corner of Kanis and Kirby Roads which was approved for office, retail and mini-warehouse development. The approval has expired due to the final development plan not being submitted as specified within the ordinance.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Spring Valley Manor and the Parkway Place Property Owners Associations were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 9, 2015)

Mr. Joe White and Mr. Brian Dale were present representing the request. Staff presented the item stating the applicant was requesting to amend the Planned Development zoning to allow the placement of a sign on each side of the driveway entrance to the apartment development. Staff stated there were no other modifications proposed for the previously approved site plan. There was no further discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no modifications to the proposed site plan requiring a change to the previously submitted site plan based on comments raised at the December 9, 2015, Subdivision Committee meeting. The applicant is requesting to amend the previously approved PD-R, Planned Development Residential, to allow the placement of an additional identification sign at the gated entrance to this development. The sign is located on a brick pedestal with a brick column located on the entrance drive side of each of the sign locations. The brick columns are indicated 6-feet 2-inches tall with a 6-inch cast stone cap. The columns are 3-feet 3 ½-inches in width. The brick base on which the sign sits is 1-foot 5 ½-inches tall. The sign on top of the base is 2-feet 10-inches tall with a cast stone cap. The width of the lettered portion of the sign is 8-feet. The same design is proposed on each side of the entrance drive to the apartment complex.

There are no other modifications proposed for the previously approved development plan. Section 36-552 defines signage allowed in multi-family zones. The ordinance states one (1) identification sign per apartment or condominium complex, not to exceed twenty-four (24) feet in sign area is allowed. The previous approval allowed the placement of a single sign at the entrance to the development.

To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to allow the placement of the second sign is a reasonable request.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to amend the previously approved PD-R to allow the placement of an additional sign on Kanis Road at the entrance to the apartment complex.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to amend the previously approved PD-R to allow the placement of an additional sign on Kanis Road at the entrance to the apartment complex. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.