

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

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 17, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Land Use Plan Amendment – – Ellis Mountain Planning District (LU2021-18-01).</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</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To approve Land Use Plan amendment in the Ellis Mountain Planning District from Residential Low (RL) to Commercial (C).</p> <p>None.</p> <p>Staff recommended approval of the amendment. The Little Rock Planning Commission by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position to approve the change.</p> <p>The Applicant requests a Land Use Plan amendment from Residential Low (RL) to Commercial (C) on an approximate 2.4-acre unplatted parcel located on the north side of Kanis Road, approximately 0.25 miles northwest of Kirby Road in the Ellis Mountain Planning District. The site is outside of the City Limits, but located immediately adjacent to the City Limits in an area within the City’s Extra Territorial Jurisdiction, where the City’s Zoning Laws are applicable.</p> <p>The majority of land between Chenal Parkway, Kanis Road and Kirby Road has been developed with low-density residential, with limited multi-family residential and commercial, along with religious institutions making up a minority of land within this node. Lands south of Kanis Road have not seen the same development pressures as the land to the north.</p>
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**BACKGROUND  
CONTINUED**

This area of west Little Rock is well served by larger Commercial land uses (department stores and supermarkets) that obtained development entitlements through the PZD, Planned Zoning District, process. There is limited smaller scale commercial land uses, such as C-1, Neighborhood Commercial District, C-2, Shopping Center District, and C-3, General Commercial District, in this node.

Commercial land use designations in the Ellis Mountain Planning District were located to discourage strip commercial development to the maximum extent possible and to encourage commercial concentrations at major intersections of arterial streets.

The City has plans to realign Cooper Orbit Road, where it runs from Kirby Road a quarter-mile, west of McKenzie Park Apartments. It will connect with the Panther Branch Drive. The road relocation effort will create a three (3)-way intersection at the subject site.

When considering the changes to the road network at the subject site and the limited availability of smaller commercial operations supporting the residential land uses, a change to Commercial may be appropriate. A change to a Commercial land use at the subject site may encourage additional amendment and zoning requests. If additional commercial land uses are approved in this area, along Kanis Road, an effort should be made to limit access on Kanis Road by encouraging developments to use shared use drives.

If the land use amendment is approved, Staff would recommend the City work to determine if the land use of the remaining undeveloped RL lands with frontage along Kanis Road - in the triangular area between the Kanis Ridge Estates and the Residential Medium Density (RM) and Mixed Office and Commercial (MOC) lands to the east - should be updated. This effort should take into consideration the future three (3)-way intersection that is imminent with the re-alignment of Copper Orbit Road.

Notices were sent to the Citizens of West Pulaski County Neighborhood Association and the Parkway Place Neighborhood Association. Staff has received no comments from area residents or from Neighborhood Associations.