

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 15, 2020 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property located at 11001/11103 Kanis Road from R-2, Single-Family District, to C-3, General Commercial District (Z-3592-N).</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>The owner of the 2.62-acre property located at 11001/11103 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>Rose Hill Nazarene Church, owner of the 2.62-acre property located at 11001/11103 Kanis Road, is requesting to rezone the property from R-2, Single-Family District, to C-3, General Commercial District. The rezoning is requested to allow a future commercial-office mixed use development.</p> <p>The property is located on the south side of Kanis Road, west of South Shackleford Road. The property contains a church development and a single-family residential structure. This section of Kanis Road, between South Shackleford Road and Centerview Drive contains properties which are predominantly zoned commercial (C-2, Shopping Center District, C-3 and PCD, Planned Commercial Development).</p>
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**BACKGROUND  
CONTINUED**

There are small areas of R-2, O-1, Quiet Office District, and O-3, General Office District, zonings. The general area contains a mixture of uses with some undeveloped properties.

The City's Future Land Use Plan designates this property as O. Office, and PK/OS, Park Open Space. The applicant has filed a Land Use Plan amendment application to change the designation of this property to C, Commercial. The proposed Land Use Plan amendment is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning, and staff views the request as reasonable. The property is located in an area of mixed commercial and office uses and zoning along Kanis Road. The property is located along a Minor Arterial Street. Kanis Road was recently constructed to five (5)-lane roadway adjacent to this property. This adjacent properties to the north, east and southwest are currently zoned commercial (C-3, C-2 and PCD), with a number of other commercially zoned properties in this general area. The requested C-3 zoning will be compatible with the general area and will represent a continuation of the zoning pattern along this section of Kanis Road. Staff believes rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the John Barrow Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.