

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled West Kanis Storage 2 PD-C located west of 17301 Kanis Road (Z-5502-K).</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 8.28-acre property, located west of 17301 Kanis Road, be rezoned from R-2, Single-Family District, to PD-C, Planned District – Commercial, to allow for a mini-warehouse development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the property located west of 17301 Kanis Road from R-2, Single-Family District, to PD-C, Planned District – Commercial, to allow for the development of 8.28 acres along west side of the Rock Creek to include four (4) mini-warehouse structures with paved parking and an access drive connecting to Kanis Road to the north.</p> <p>The site is vacant and cleared of structures and trees. A single driveway along the northeast edge of the property provides access from Kanis Road. The centrally located creek covers a good portion of the eastern section of the site from north to south and drains into a creek running southeast serving as a tributary to Rock Creek.</p>

**BACKGROUND
CONTINUED**

The creek runs north to south dividing the tract into an eastern and western lot. Properties to the north and east of the development includes commercial, and office use zoned uses and properties to the south and west include residential uses. The property to the north directly across Kanis Road owned by Entergy, zoned R-2 and O-2, Office and Institutional District, and includes electrical transmission lines traversing in a north/south direction.

The applicant proposes to construct the new self-storage facility along the west perimeter of Rock Creek located within twenty-five (25) feet of the creek's floodway perimeter. The site plan shows four (4) mini-warehouse structures with a cumulative square-footage of 27,000 oriented from north to south along the western edge of the creek connected by a paved access drive with parking. The proposed access drive extends south from Kanis Road into the development connecting to the structures and terminating at the south perimeter of the site. The plan show a proposed storm water detention pond at the southeast portion of the site adjacent to the Rock Creek floodway.

The proposed mini-warehouse development will utilize the office within the future mini-warehouse development to the east for leasing purposes.

There will be no dumpster located at the site. Any new dumpsters must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Any new signage located on the site in must conform to Section 36-555 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their May 11, 2023, meeting and there were no 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.