

FILE NO.: Z-9636

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NAME: Rezoning from R-2 to C-3

LOCATION: 11921 Kanis Road

DEVELOPER:

City of Little Rock  
500 West Markham Street  
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

City of Little Rock – Owner/Applicant

SURVEYOR/ENGINEER:

Michael Baker International  
1400 West Markham Street, Suite 204  
Little Rock, AR 72201

AREA: .31 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11

CENSUS TRACT: 24.07

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.31 acre property from R-2 to C-3 to allow future commercial redevelopment.

B. EXISTING CONDITIONS:

The property contains a one-story vacant commercial building which was previously occupied by a liquor store. A smaller manufactured home-type structure is located on the south side of the commercial building. Paved parking is located on the north side of the commercial building.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the I-430 Planning District. The Land Use Plan shows Commercial (C) for the requested area. 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. The application is to rezone from R-2 (Single Family District) to C-3 (General Commercial District) to allow for the future redevelopment of the site for commercial uses.

Surrounding the application area, the Land Use Plan shows Mixed Office Commercial (MOC) to the south and east as well as north across Kanis Road.

Commercial (C) use is shown to the west across Bowman Road. The Mixed Office 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 land to the east is currently undeveloped and partial wooded. To the south is a skating rink, with an office/warehouse development beyond that. Across the street to the north is a commercial center. 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. Within the Commercial area are two commercial businesses and a strip retail center.

Master Street Plan: To the north is Kanis Road and to the west is Bowman Road, both are shown as a Minor Arterial on the Master Street Plan. 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 Kanis and Bowman Roads since they are a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

The City of Little Rock, owner of the 0.31 acre property located at 11921 Kanis Road, is requesting that the property be rezoned from "R-2" Single Family District to "C-3" General Commercial District. The property is located at the southeast corner of Kanis Road and S. Bowman Road. The rezoning is proposed to allow future commercial redevelopment of the property.

The property currently contains a one-story vacant commercial building which was previously occupied by a nonconforming liquor store. A small manufactured home type structure is located on the south side of the commercial building. Paved parking is located on the north side of the commercial building. The City recently acquired the property based on the fact that additional right-of-way was obtained which runs through the northwest corner of the existing building. Approximately one-third of the property was obtained as right-of-way for road improvements.

The property is located in an area which contains primarily a mixture of commercial uses and zoning. C-3 zoned property wraps around the subject property to the east and south, with a skating rink further south and O-3 zoned property further east. Large commercial developments are located to the north and northwest, at the northeast and northwest corners of Kanis Road and S. Bowman Road. Commercial uses, including a mini-warehouse development, are located to the west across S. Brown Road.

The City's Future Land Use Plan designates this property as "C" Commercial. The requested C-3 zoning does not require an amendment to the land use plan.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The proposed C-3 zoning will represent a continuation of the commercial zoning pattern along Kanis Road and S. Bowman Road. The proposed C-3 zoning should have no adverse impact on the surrounding properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

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PLANNING COMMISSION ACTION:

(DECEMBER 9, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.