

FILE NO.: Z-3592-N

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NAME: Rezoning from R-2 to C-3

LOCATION: 11001/11103 Kanis Road

DEVELOPER:

Rose Hill Nazarene Church  
11103 Kanis Road  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

White-Daters and Associates

AREA: 2.62 acres      NUMBER OF LOTS: 2      FT. NEW STREET: 0 LF

WARD: 6      PLANNING DISTRICT: 11      CENSUS TRACT: 24.07

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 2.62 acre property located at 11001/11103 Kanis Road from "R-2" Single Family District to "C-3" General Commercial District. The rezoning is proposed to allow a future commercial-office mixed use development.

B. EXISTING CONDITIONS:

The east two-thirds of the property contains an existing church development. The development includes a large church building, pavilion and volleyball court/outdoor use area. A single family residential structure is located within the west one-third of the site.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association 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 received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the I-430 Rock Planning District. The Land Use Plan shows Office (O) and Park/Open Space (PK/OS) for the requested area. The Office category represents services provided directly to consumers

(e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The PK/OS category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The application is to change the property from R-2 (Single-Family District) to C-3 (General Commercial District) to allow for future development of the site. There is a related application on the agenda to amend the Land Use Plan in this location to Commercial (C).

Surrounding the application area, the Land Use Plan shows Commercial (C) to the north and east. There is an area of Park/Open Space (PK/OS) then Commercial (C) to the south. Office (O) land use is shown to the west of the application site. Commercial 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 Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. In this case, a line between Commercial to the south and Office use along the south side of Kanis Road. The Office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

Master Street Plan: To the north is Kanis Road which is 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 Road since it is a Minor Arterial. This street 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:

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.

The property is located on the south side of Kanis Road, west of S. Shackelford Road. The property contains a church development and a single family residential structure.

This section of Kanis Road, between S. Shackelford Road and Centerview Drive contains properties which are predominantly zoned commercial (C-2, C-3 and PCD). There are small areas of R-2, O-1 and O-3 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. 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.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

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. There was a motion to approve the application. The vote was 11 ayes, 0 nays and 0 absent. The application was approved.