

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2019 AGENDA**

| | | |
|--|---|--|
| <p>Subject:</p> <p>An ordinance rezoning property located on the north side of Kanis Road, approximately 800 feet west of South Shackleford Road from C-2, Shopping Center District, to C-3, General Commercial District. (Z-3206-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p> | <p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p> |
|--|---|--|

| | |
|--|---|
| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>The owner of the 5.65-acre property, located on the north side of Kanis Road, approximately 800 feet west of South Shackleford Road, is requesting that the property be reclassified from C-2, Shopping Center District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the requested C-3 zoning. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 8 ayes, 0 noes, 2 absent and 1 open position.</p> <p>Vogel-Hughes-Jones Partnership, owner of the 5.65-acre property is requesting reclassified from C-2, Shopping Center District, to C-3, General Commercial District, for future commercial development. The property is currently undeveloped and mostly wooded. The property is located in an area of mixed uses and zoning. An Office Park Development (zoned O-3) is located to the north.</p> |
|--|---|

**BACKGROUND
CONTINUED**

A church, two (2) single-family residential structures and mixed commercial/office uses are located across Kanis Road to the south. Two (2) hotels are located to the east. Undeveloped PCD, Planned Commercial Development, and R-2, Single-Family District, zoned properties are located to the west, with mixed office and commercial uses further west.

The City's Future Land Use Plan designates this property as C (Commercial). The requested C-3 zoning does not require a change to the plan.

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 zoning and uses. The properties to the east along the north side of Kanis Road contain hotel uses which are zoned PCD and C-3. Additional C-3, C-2 and PCD zonings are located in this general area. The proposed C-3 zoning represents a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 1, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.