

Owner: Capital Properties Et Al  
Applicant: Tim Daters  
Location: Southwest corner of Kanis Road and Centerview Drive  
Area: 2.2098 Acres  
Request: Rezone from O-3 to C-3  
Purpose: Future commercial development  
Existing Use: Undeveloped

---

SURROUNDING LAND USE AND ZONING

North – Single family residential structure and office (across Kanis Road); zoned R-2 and POD

South – Medical clinic; zoned POD

East – Undeveloped property (across Centerview Drive); zoned PCD

West – Office and commercial uses; zoned POD, PCD and PD-C

A. PUBLIC WORKS COMMENTS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. A 40 feet radial dedication of right-of-way is required at the intersection of Kanis Road and Centerview Drive.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #3 (Baptist Medical Center Route) runs along Kanis Road further to the east.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-430 Planning District. The Land Use Plan shows Office (O) for this property. 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 applicant has applied for a rezoning from O-3, General Office District to C-3, General Commercial District to allow for future commercial development of the site. The applicant has filed a Land Use Plan amendment on this same agenda to change the area to Commercial (C).

Master Street Plan: Kanis Road is along the north boundary and shown as a Minor Arterial on the Master Street Plan. Centerview Drive is along the eastern boundary and shown as a Collector 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. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class III bikeway is shown along Centerview Drive. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

E. STAFF ANALYSIS:

Capital Properties Et Al, owner of the 2.2098 acre property located at the southwest corner of Kanis Road and Centerview Drive, is requesting to rezone the property from "O-3" General Office District to "C-3" General Commercial District. The applicant is requesting C-3 zoning for future commercial development.

The property is currently undeveloped and mostly wooded. The property is located in an area of mixed uses and zoning. A single family residence and mixed office and commercial uses are located to the north between Kanis Road and Financial Centre Parkway. A medical clinic and office uses are located to the south. Mixed office and commercial uses (zoned POD, PD-C and PCD) are located to the west. Undeveloped property and mixed office and commercial uses, including a church, are located to the east on properties zoned PCD, C-2, O-1, O-3 and R-2.

The City's Future Land Use Plan designates this property as "O" (Office). 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 at a Minor Arterial/Collector Street intersection. Kanis Road is currently being constructed to a five (5) lane roadway adjacent to this property. This will be a signalized intersection when the construction is complete. Additionally, the southeast corner of this intersection is zoned commercial (PCD). Given this current situation, staff feels that C-3 zoning for this property is appropriate. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

---

PLANNING COMMISSION ACTION:

(AUGUST 1, 2019)

The applicant was present. There were no objectors present. 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 8 ayes, 0 noes, 2 absent and 1 open position.