

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 18, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 11921 Kanis Road from R-2, Single-Family District, to C-3, General Commercial District (Z-9636).</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 0.31-acre property, located at 11921 Kanis Road, be reclassified from R-2, Single-Family District, to C-3, General Commercial District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the C-3 rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.

BACKGROUND

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 South Bowman Road. The rezoning is proposed to allow for future commercial redevelopment of the property.

The property currently contains a one (1)-story vacant commercial building which was previously occupied by a non-conforming 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.

**BACKGROUND
CONTINUED**

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.

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, General Office District, zoned property further east. Large commercial developments are located to the north and northwest, at the northeast and northwest corners of Kanis Road and South Bowman Road. Commercial uses, including a mini-warehouse development, are located to the west across South Brown Road. The City's Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning does not require an amendment to the Land Use Plan.

The Planning Commission reviewed this request at their December 9, 2021, 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.