

**BACKGROUND
CONTINUED**

from PCD, Planned Commercial District, and R-2. Single-Family District, to C-1, Neighborhood Commercial District, and C-3, General Commercial District. The 4.27 acres, located at the southeast corner of Kanis Road and Woodlands Trail, is proposed for C-3 zoning, with the 3.37 acres at the southwest corner also being proposed for C-3 zoning. The 2.64 acres located along the west side of Woodlands Trail at the southwest corner of the overall site is proposed to be zoned C-1. The rezoning is proposed to allow future commercial development of the property.

The overall property is currently undeveloped and wooded, with the exception of the northeast corner of the property which contains a single-family residence. The property is located in an area which contains mixed zoning and uses. The property across Kanis Road to the north is zoned PCD, PD-O, Planned Development – Officer, C-1, with a convenience store located on the C-1 zoned property. The Woodlands Edge subdivision is located to the south, with undeveloped R-2 zoned property to the west. A multifamily development is located to the northwest. The Taylor Park POD development is located to the east.

The City’s Future Land Use designates this property as MOC, Mixed Office Commercial. The requested C-1 and C-3 zoning does not require a plan amendment.

Staff is supportive of the requested C-1 and C-3 zoning. Staff views the request as reasonable. The property is currently zoned PCD (expired), which was previously approved for a multi-lot commercial development. Rezoning this property to C-1 and C-3 for a six (6) lot commercial development will be consistent with the original intent for development at the entrance to the Woodlands Edge subdivision. The rezoning will also be consistent with the zoning pattern along this section of Kanis Road. Staff believes rezoning this property to C-1 and C-3 will have no adverse impact on the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were several objectors present. All owners of property located within 200 feet of the site, as well as the Parkway Place, Citizens of West Pulaski County, Woodlands Edge and Spring Valley Manor Neighborhood Associations were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.