

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 19, 2022 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment Ellis Mountain Planning District (LU2022-18-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve a Land Use Plan Map amendment in the Ellis Mountain District at 12807 Kanis Road from Suburban Office (SO) to Neighborhood Commercial (NC).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.	
BACKGROUND	<p>The application area is situated along the south side of Kanis Road between Atkins and Gamble Roads. The application site is part of an area shown as Suburban Office (SO) on the Plan Map. The property is currently zoned O-1, Quiet Office District. There is a building which has been used as an office on the land along with several out-buildings. The majority of the SO designated land in the vicinity of the application has not experienced any development.</p> <p>The land to the east of the application area is shown on the Land Use Plan Map for Neighborhood Commercial (NC) and has a zoning of C-3, General Commercial District. This C-3 land remains undeveloped. North across Kanis Road from the C-3 land is shown for SO and is zoned O-1. Most of this land is cleared but undeveloped. One office building has been constructed at the northwest corner of Kanis Road and Point West Drive</p>	

**BACKGROUND
CONTINUED**

The land directly across Kanis Road is vacant and shown for Suburban Office with a zoning of R-2, Single-Family District. The land to the west of the application area is designated SO and is zoned O-3, General Office District. Most of the O-3 land is vacant but one tract has a single-family house on it.

There has been little development along Kanis Road in this area since annexation in 1982. The amendment site is at the boundary between areas designated for SO and NC on the Land Use Pan Map. And the boundary of land zoned C-3 and O-3. Much of the land in the adjacent area whether designed for office or commercial is undeveloped. The amendment would shift of the Land Use Plan Map use line to the west. It does not introduce a new Land Use designation to the immediate area.

The Planning Commission reviewed this request at March 10, 2022, meeting and there were no objectors present. Notices were sent to the Parkway Place Neighborhood Association. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.