

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

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

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission's denial of a requested Waiver of the Master Street Plan Construction Requirements for approximately 307 linear-feet of Kanis Road associated with the West Kanis Storage PD-C, located at 17301 Kanis Road (Z-5502-I).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:right">Bruce T. Moore City Manager</p>

SYNOPSIS

The applicant is appealing the Planning Commission's denial of the requested waiver of the Master Street Plan Requirement to construct one-half street improvements for approximately 307 linear-feet of Kanis Road in association with an approved PD-C zoning titled West Kanis Storage PD-C (Z-5502-I), located at 17302 Kanis Road.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends denial of the requested waiver. The Planning Commission voted to recommend denial by a vote of 5 ayes, 4 nays and 2 absent.

BACKGROUND

The West Kanis Storage PD-C (Z-5502-I) was approved by the Planning Commission on November 18, 2021. This application is also on the January 18, 2022, Board of Directors Agenda. As part of the PD-C project, the applicant requested a waiver of the Master Street Plan Construction Requirements for approximately 307 linear-feet of Kanis Road adjacent to 17301 Kanis Road.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their November 18, 2021, meeting and there were no objector presents. 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.