

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

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

<p>Subject:</p> <p>An ordinance rezoning the property, located at 12807 Kanis Road from O-1, Quiet Office District, to C-3, General Commercial District (Z-4468-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
---	---	---

SYNOPSIS	The owner of the 2.79-acre property, located at 12807 Kanis Road, is requesting that the property be reclassified from O-1, Quiet Office District, to C-3, General Commercial District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.
BACKGROUND	<p>RayMeagan Properties, Inc, owner of the 2.79-acre property, located at 12807 Kanis Road, is requesting that the property be rezoned from O-1, Quiet Office District, to C-3, General Commercial District. The rezoning is proposed to allow for future commercial development.</p> <p>The property currently contains a vacant single story residential dwelling near the center of the property. A paved drive accesses the lot from Kanis Road to the north connecting to a paved parking area near the dwelling. The lot currently has an open lawn area to the north and a wooded rear yard area to the south with an overhead powerline bordering the east perimeter of the lot.</p>

**BACKGROUND
CONTINUED**

The site is located within an area along Kanis Road which is becoming more commercial in nature due to the widening of this minor arterial roadway. O-1, C-3, and POD, Planned Office District, zoned properties are located to the northeast, northwest, and north of the site. R-2, Single-Family District, zoned residential developments border the southeast and west sides of the site. The City's Future Land Use Plan designates this property as Suburban Office (SO). A Land Use Plan Amendment to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their March 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.