

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 18625 Kanis Road, from R-2, Single-Family District, to O-1, Quiet Office District (Z-9927).</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;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 1.34-acre property, located at 18625 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to O-1, Quiet Office District.</p> <p>None.</p> <p>Staff recommends approval of the O-1 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The property owner requests to rezone the 1.34-acre property located at 18625 Kanis Road from R-2, Single-Family District, to O-1, Quiet Office District, to allow for future office development of the property.</p> <p>The property is located on the south side of Kanis Road, at the intersection of Kanis Road and Denny Road. The property is mostly tree-covered, and there is an old single-family residential structure located near the center of the property.</p> <p>The City’s Future Land Use Plan designates this property as Suburban Office (SO), and the requested O-1 zoning does not require an amendment to the Future Land Use Plan.</p>
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**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.