

**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 15500 Kanis Road from R-2, Single-Family District, to M, Mining District (Z-8846-B).</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>
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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 11.95-acre property, located at 15500 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to M, Mining District.</p> <p>None.</p> <p>Staff recommends approval of the M Rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.</p> <p>Little Rock Quarries, LLC, owner of the 11.95-acre property located north of 15000 Lawson Road, is requesting that the property be rezoned from R-2, Single-Family District, to M, Mining District. The rezoning is proposed to allow for the expansion of an existing mining operation. The property is currently undeveloped and mostly wooded. The property is comprised of multiple platted lots within the Lincoln Avenue Place Interurban Addition.</p> <p>The property is located in an area of mixed uses and zoning along Lawson Road. Residential zoning and uses lie to the north and east of the property. A mixture of industrial, office and residential zoning and uses lie to the south. Mining (M) zoning lies immediately to the west of the property.</p>
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**BACKGROUND
CONTINUED**

Open Space District (OS) zoning and office uses lie south of the property which serves as a transitional zone for the residentially zoned properties within the general area.

The property takes access from the north side of Lawson Road which extends in a northwestern direction into the mining site. Access then turns into Hugh Taylor Road which runs north and south along the western portion of the property. The City's Future Land Use Plan designates this property as Residential Low Density (RL). A proposed land use plan amendment from RL to M 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.