

FILE NO.: Z-4468-A

NAME: Rezoning from O-1 to C-3

LOCATION: 12807 Kanis Road

DEVELOPER:

Joe White (Agent)
Joe White Associates
25 Rahling Circle, Suite #2
Little Rock, AR, 72223

OWNER/AUTHORIZED AGENT:

Joe White (Agent)
Joe White Associates
25 Rahling Circle, Suite #2
Little Rock, AR, 72223
Ray Meagan (Owner)

SURVEYOR/ENGINEER:

Joe White (Agent)
Joe White Associates
25 Rahling Circle, Suite #2
Little Rock, AR, 72223

AREA: 2.79 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.24

CURRENT ZONING: O-1

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 2.79 acres at 12807 Kanis Road from "O-1" Quiet Office District to "C-3" General Commercial District to allow for future commercial development.

B. EXISTING CONDITIONS:

The property currently has a vacant residential structure with an open yard area to the north and wooded area to the south. The property contains varying degrees of slope, primarily sloping upward from north to south.

C. NEIGHBORHOOD COMMENTS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No Comment.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments received.

Parks and Recreation: No comment received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to

lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to rezone from Quiet Office District (O-1) to General Commercial District (C-3) allowing for the future development of this land for commercial use. There is an accompanying application to amend the Land Use Plan Map to Commercial (C).

Surrounding the application area, the Land Use Plan Map shows Suburban Office (SO) to the west and across Kanis Road to the north and northeast of the site. Residential Low Density (RL) is shown to the south of the site. Neighborhood Commercial (NC) is shown on the Plan to the east. Across Kanis Road to the northwest is shown for Residential Medium Density (RM).

The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The land is zoned General Office District (O-3) to the west. One tract has a single-family house on it but the others are all vacant. To the north the land is zoned Single Family District (R-2) which is wooded and undeveloped. To the northeast is Quiet Office District (O-1) zoned land which has been cleared but is mostly vacant (one office building beyond West Point Drive).

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This land is zoned Single Family District (R-2) with an existing developed single-family subdivision. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. This land is vacant and wooded with a General Commercial District (C-3) zoning.

The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. This land is currently zoned Single-Family District (R-2) and has a VFW Post, and a scattering of single-family houses on the land.

Master Street Plan: To the north is Kanis Road and it is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kanis Road since it is a Minor Arterial. This street

may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

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.

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.

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 zoned properties are located to the northeast, northwest, and north of the site. R-2 zoned residential developments border the southeast and west sides of the site. The City’s Future Land Use Plan designates this property as “SO” Suburban Office. A Land Use Plan Amendment to “C” Commercial is a separate item on this agenda.

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The proposed C-3 zoning will be consistent with other commercial zonings along Kanis Road and will represent a continuation of the existing zoning pattern. The properties immediately to the east of this site are currently zoned C-3. Staff believes the proposed C-3 zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(MARCH 10, 2022)

The applicant was present. There were persons registered in opposition. Staff presented the item and a recommendation for approval as outlined in the “staff recommendation” above. The applicant provided reference regarding Kanis Road being an existing two lane street and the growth of development along the corridor. The applicant stated the developer is proposing an enhanced buffer adjacent to residential zoning to the south.

The applicant noted the property to the east is zoned C-3 and development will follow as street improvement occur in the future. The applicant deferred remaining time to the registered opposition.

There were two persons initially registered in opposition for the item however did not respond when recognized by the Chairman. The Chairman provided additional time before his second request for the opposition to discuss any issues to which there was no response.

The Commission asked staff was noise reduction buffer required to which staff replied in the affirmative stating buffers are required when commercial uses abut residential zones. Staff also stated an enhanced buffer was recommended by staff and accepted by the applicant.

There was a motion to approve the application including all comments and recommendations by staff. The motion was seconded. The vote was 7 ayes, 0 nays, 3 absent and 1 open position. The application was approved.