

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

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**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 21, 2025 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
Land Use Plan Amendment for the Ellis Mountain Planning District (LU2025-18-01).	√ <b>Ordinance</b> Resolution	
<b>Submitted By:</b>  Planning & Development Department		Delphone Hubbard City Manager
<b>SYNOPSIS</b>	To amend the Land Use Plan Map in the Ellis Mountain Planning District for the property identified as 12600 Block of Kanis Road, from Suburban Office (SO) to Neighborhood Commercial (NC).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
<b>BACKGROUND</b>	<p>The request is for a Land Use Plan Amendment from Suburban Office (SO) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-10190, request from Quiet Office District (O-1) to Neighborhood Commercial District (C-1).</p> <p>The subject site is 1.5 acres +/- of clear-cut land largely devoid of mature vegetation. Recent improvements include new curb, gutter, and sidewalks along Kanis Rd., Point W Dr., and Atkins Rd. The site has two existing curb cuts and partial drives providing access to Kanis Rd. and Atkins Rd. Pedestrian facilities on the site connect to the Point West single-family residential subdivision through Point W Cir. to the north.</p>	

**BACKGROUND  
CONTINUED**

All neighborhood associations registered with the City of Little Rock were notified of the request prior to the Planning Commission meeting.

The proposed Neighborhood Commercial (NC) designation is consistent with the Ellis Mountain Planning District's development principles, which support commercial uses at major intersections to encourage nodal development and reduce the potential for strip commercial growth. The proposed amendment would provide convenient access to goods and services for nearby residents, including over 1,100 households within a half-mile radius, while maintaining compatibility with the surrounding residential and office designations.

Staff finds that the amendment request is reasonable and appropriate given the site's location, surrounding land use pattern, and proximity to a major intersection.