

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

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

Subject	Action Required:	Approved By:
Land Use Plan Amendment for the Ellis Mountain Planning District (LU2025-18-02).	√ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	To amend the Land Use Plan Map in the Ellis Mountain Planning District for the property identified as 12819 Kanis Road, from Suburban Office (SO) to Neighborhood Commercial (NC).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.	
BACKGROUND	<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-8123-A, request from General Office District (O-3) to General Commercial District (C-3).</p> <p>The subject site is 1.0 acres +/- of partially wooded land with a vacant single-family or two-family residential structure in the center of the parcel and an accessory building in the rear. The site is located on the south side of Kanis road and has not received curb and sidewalk improvement at this time.</p> <p>There are currently no pedestrian facilities on site connecting to a broader network. The rear of the property is approximately 100 feet from the West Glen single-family subdivision to the south and does not directly abut the subdivision.</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 1,500 households within a half-mile radius, while maintaining compatibility with the surrounding, lower-intensity residential and office uses.

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.