

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located on the North side of Kanis Road, between Pointe West Drive and Atkins Road, from O-1 to C-1. (Z-10190).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	
<p style="text-align: right;">SYNOPSIS</p>	<p>The owner of the 1.50-acre property located on the North side of Kanis Road, between Pointe West Drive and Atkins Road, is requesting that the property be reclassified from “O-1” to “C-1”.</p>	
<p style="text-align: right;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: right;">RECOMMENDATION</p>	<p>Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.</p>	
<p style="text-align: right;">BACKGROUND</p>	<p>The applicant proposes to rezone the 1.5-acre site located on the north side of Kanis Road, between Pointe West Drive & Atkins Road, from O-1 to C-1 for future office and commercial development.</p> <p>The site is currently undeveloped. The majority of the trees appear to have been removed from the property. The remaining trees appear to be along the north and east property lines. Currently, access to the site from either Kanis Road or Atkins Road does not appear to be developed. Properties in the general area contain a mixture of zoning and uses.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as "SO" Suburban Office. A Land Use Plan Amendment from "SO to "NC" Neighborhood Commercial is a separate item on this agenda.

The Planning Commission reviewed this request at their September 11, 2025, 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.