

**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 at 12819 Kanis Road from O-3 to C-3. (Z-8123-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The owner of the one (1) acre property located at 12819 Kanis Road is requesting that the zoning be reclassified from “O-3” to “C-3.”</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, and 2 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone the one (1) acre site located at 12819 Kanis Road from O-3 to C-3 for future commercial development.</p> <p>The property contains an existing 1,380 square foot, one-story, single-family dwelling, and a 400 square foot accessory structure near the southwest corner of the property. Trees are sparsely located throughout the property. Driveways provide two access points along Kanis Road. Properties in the general area contain a mixture of zoning and uses.</p> <p>The City’s Future Land Use Plan designates this property as “SO” Suburban Office. A Land Use Plan Amendment from “SO” to “C” Commercial is a separate item on this agenda.</p>	

**BACKGROUND
CONTINUED**

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.