

October 21, 2025

FILE NO.: LU2025-18-01

NAME: Ellis Mountain Land Use Plan Amendment – SO to NC

LOCATION: 12600 Block of Kanis Road

OWNER/AUTHORIZED AGENT:

Owner

KMorris LLC
4 Essay Drive
Little Rock, AR 72223

Agent

Saaki 5, LLC
10515 W. Markham St., Suite A1
Little Rock, AR 72205

AREA: 1.5 acres +/-

WARD: Ward 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.24

CURRENT ZONING: O-1, Quiet Office District

BACKGROUND:

A. PROPOSAL/REQUEST:

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).

B. EXISTING CONDITIONS:

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.



Figure 1. Aerial imagery of 12600 Kanis Road in relation to surrounding development context.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in the Ellis Mountain Planning District, District 18. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and to encourage commercial uses at major intersections of arterial streets. The areas identified for commercial land use in the Ellis Mountain Planning District are located at major intersections of arterial streets to encourage commercial concentration and to discourage strip commercial development.

The Land Use Plan is designated as 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.

The requested land use designation is Neighborhood Commercial (NC) which provides for limited small-scale commercial development in close proximity to residential neighborhoods, providing goods and services.

Master Street Plan:

The subject property sits on the north side of Kanis Road, at the northwest intersection of Kanis Road and Point West Drive, with approximately 500 feet of frontage on Kanis Rd.

Kanis Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides.

West Point Circle adjacent to the subject property is designated as a Local Street. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side.

Across the Kanis and West Point intersection, south of the subject property, West Point Drive is designated as a Collector Street. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors.

Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area. No existing or proposed bike facilities exist or connect to the subject property.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The subject property is surrounded by various land uses. North and south of the subject property is designated for Residential Low (RL) density uses characterized by developed subdivisions with single-family homes. To the east, west, and southwest of the area is designated for Suburban Office (SO) uses with undeveloped partially wooded tracts. The Suburban Office area (zoned R-2) immediately west has been previously reviewed and approved by the Planning Commission for sixteen (16) single-family residential lots. To the east of the subject property along the south of Kanis Rd is designated for Neighborhood Commercial (NC) uses and is characterized by undeveloped partially wooded tracts.

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. The subject property lies at the corner of Kanis Road and Point West Drive, both of which are higher-order streets identified in the Master Street Plan, making the site well-suited for neighborhood-scale commercial development.

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.

The site benefits from existing infrastructure improvements, including new sidewalks and access points, which support walkability and connectivity with adjacent neighborhoods. There are no identified historic resource concerns, and the amendment is being processed concurrently with a rezoning application, allowing for coordinated review.

To further improve walkability and active transportation access from surrounding neighborhoods, staff recommends the applicant incorporate internal pedestrian pathways connected to the existing sidewalk network that provide safe and direct access to commercial storefronts.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Ellis Mountain Planning District from Suburban Office (SO) to Neighborhood Commercial (NC) and recommends approval.

PLANNING COMMISSION ACTION:

(SEPTEMBER 11, 2025)

The applicant was present. There were three (3) persons registered in opposition. The item was taken off of the Consent Agenda and opened up for discussion. Staff presented the item with a recommendation of approval. Bob Hardin and Sadiq Ali raised concerns over the property originally being zoned for office use which they felt would maintain a lower noise volume in the area. They were also concerned with the type of business that would be placed there and concerned it might be a medical marijuana dispensary. Mr. Ali and Bailey Meador also expressed concerns of high traffic volume and requested a traffic light be installed. After some discussion there was a motion to approve the application. There was a second. The vote was (11) ayes, (0) nays and (0) absent. The motion passed. The application was approved.