

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 16, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at the northwestern corner of Kanis Road and Denny Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-9605).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 2.70-acre property, located at the northwestern corner of Kanis Road and Denny Road is requesting that the property be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.</p> <p>Deltic Real Estate, LLC, owner of the 2.70-acre property located at the northwestern corner of Kanis Road and Denny Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-3, General Commercial District (revised to C-1, Neighborhood Commercial District). The rezoning is proposed to allow for the future commercial development of the site. The property is currently undeveloped and wooded, and is located outside the Little Rock City Limits, but within the City’s Extraterritorial Zoning and Subdivision Jurisdiction.</p>	

**BACKGROUND
CONTINUED**

Single-family residences on C-1 and R-2 zoned property are located to the west. Undeveloped R-2 and C-1 zoned property is located across Denny Road to the north. Mixed uses and zoning, including a landscape business, church and single-family residences are located to the south, across Kanis Road, and to the east.

The City's Future Land Use Plan designates this property as Neighborhood Commercial (NC). The proposed rezoning of the property to C-3 (revised to C-1) does not require an amendment to the Land Use Plan.

On September 29, 2021, the applicant submitted a letter to staff amending the rezoning application. The applicant is now requesting a rezoning from R-2 to C-1, instead of the previously-requested C-3 zoning. The City's Future Land Use Plan designates this property as NC. The requested C-1 zoning conforms with the future plan designation. Staff supports the revised application.

The Planning Commission reviewed this request at their October 14, 2021, meeting and there were no objectors present. All owners of property located within 200 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.