

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 3, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the northeast corner of Kanis Road and Embassy Suites Drive from O-3, General Office District, and POD, Planned Office Development, to C-3, General Commercial District. (Z-9460)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The owner of the 0.97-acre property located at the northeast corner of Kanis Road and Embassy Suites Drive is requesting that the property be reclassified from O-3, General Office District, and POD, Planned Office Development, to C-3, General Commercial District. The rezoning is requested for future commercial development.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.</p>
<b>BACKGROUND</b>	<p>The property contains two (2) small vacant commercial buildings and small areas of paved parking within the east half of the overall property. The west half of the property is undeveloped and contains an old right-of-way which is in the process of being abandoned. The property is located in an area of mixed uses and zoning, including undeveloped property.</p>

**BACKGROUND  
CONTINUED**

Undeveloped property and mixed commercial and office uses are located to the north along Financial Centre Parkway. Undeveloped property and office uses are located to the south, across Kanis Road. Mixed office and commercial uses and zoning, including a single family residential structure, are located across Embassy Suites Drive to the west. Undeveloped property, zoned R-2, Single-Family District, and C-2, Shopping Center District, are located to the east.

The City's Future Land Use Plan designates this property as "O" (Office). The applicant has filed a land use plan amendment application to change the designation of this property to "C" (Commercial). The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and office uses and zoning along Kanis Road. The property is located at a Minor Arterial/Collector Street intersection. Kanis Road is currently being constructed to a five (5)-lane roadway adjacent to this property. This will be a signalized intersection when the construction is complete. Additionally, the southeast and southwest corners of this intersection are zoned commercial (PCD and C-3). Given this current situation, staff feels that C-3 zoning for this property is appropriate. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its October 24, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.