

Owner: City of Little Rock  
Applicant: Marion Scott Foster  
Location: Northeast corner of Kanis Road  
and Embassy Suites Drive  
Area: 0.97 Acre  
Request: Rezone from O-3 and POD to C-3  
Purpose: Future commercial development  
Existing Use: Vacant commercial buildings

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SURROUNDING LAND USE AND ZONING

North – Undeveloped property and mixed commercial and office uses (along Financial Centre Parkway); zoned PCD, C-3 and O-3

South – Undeveloped property and office use (across Kanis Road); zoned PCD and C-2

East – Undeveloped property; zoned R-2 and C-2

West – Undeveloped property, single family residence and mixed office and commercial uses (across Embassy Suites Drive); zoned POD, R-2 and O-3

A. PUBLIC WORKS COMMENTS:

1. Embassy Suites Drive is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline or to the back of the retaining wall will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #3 (Baptist Medical Center Route) runs along Kanis Road further to the east.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-430 Planning District. The Land Use Plan shows Office (O) for this property. This category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) and POD (Planned Office Development District) to C-3 (General Commercial District) to allow future commercial development of the site. There is an accompanying Land Use Plan Amendment on this agenda to change the Use to Commercial (C).

Master Street Plan: To the south of the property is Kanis Road and it is shown as a Minor Arterial on the Master Street Plan. To the west is Embassy Suites Drive; it is shown as a Collector on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kanis Road since it is a Minor Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

The City of Little Rock, owner of the 0.97 acre property located at the northeast corner of Kanis Road and Embassy Suites Drive, is requesting to rezone the property 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.

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. 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 and C-2, 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.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 24, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda for approval, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.