

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 11801 Kanis Road, from O-3, General Office District, to C-3, General Commercial District (Z-9910).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS

The owner of the 12.08-acre property, located at 11801 Kanis Road, is requesting that the property be reclassified from O-3, General Office District, to C-3, General Commercial District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.

BACKGROUND

The applicant proposes to rezone the 12.08-acre property, located at 11801 Kanis Road, from O-3, General Office District, to C-3, General Commercial District. The rezoning is requested to allow for future commercial development. The property is currently undeveloped and wooded.

The City's Future Land Use Plan designates this property as Mixed Office and Commercial (MOC). The requested C-3 zoning does not require an amendment to the Future Land Use Plan.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their May 11, 2023, 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.