

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

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**BOARD OF DIRECTORS COMMUNICATION  
JULY 15, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled 13608 Kanis Road – PCD, located at 13608 Kanis Road (Z-6831-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align:center">√ <b>Ordinance</b> Resolution</p>	<p style="text-align:center">Emily Cox Acting City Manager</p>
<hr/> <p style="text-align:center"><b>SYNOPSIS</b></p>	<p>The applicant requests to rezone the 2.4-acre property from PD-O to PCD to allow an indoor golf training facility and general/professional office use.</p>	
<p style="text-align:center"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align:center"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 1 absent.</p>	
<p style="text-align:center"><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone 2.4 acres from PD-O to PCD to allow for the construction of a 12,000 square foot indoor golf training facility on Lot 5R-2. The existing building on Lot 5R-1 will remain as a general professional office. Properties surrounding the site contain a mixture of zoning and uses.</p> <p>Access to the site will be from a twenty-seven (27) foot wide driveway extending from Kanis Road located near the southwest corner of the property.</p> <p>There is an existing driveway shown on the site plan that extends from Kanis Road onto the property near the southeast corner. Previously, this driveway serviced the existing building that contains a general professional office use.</p> <p>Properties surrounding the site contain a mixture of zoning and uses.</p>	

**BACKGROUND  
CONTINUED**

The site plan shows front and rear building setbacks well over thirty (30) feet from the north and south property line, twenty-five (25) feet from the east property line, and approximately thirty-five (35) feet from the west property line.

The proposed building will be approximately (30) feet in height.

Lot 5R-2 (the rear lot) will be serviced by an ingress/egress easement across Lot 5R-1. The facility will offer year-round golf experiences for golfers and will feature professional golf lessons, high-end simulators, a putting green, and a short game area.

The hours of operation will be Monday through Thursday from 10:00 am to 10:00 pm, Friday and Saturday from 10:am to 11:00 pm, and Sunday from 12:00 pm to 8:00 pm. The facility will have four (4) employees at any given time.

Lot 5R-1 fronting Kanis Road will be used as a general professional office. Typically, four (4) parking spaces would be required for office use. The site plan shows eleven (11) parking spaces, which includes one (1) ADA parking space, to serve both the existing office building and the proposed office display building. Staff feel the proposed parking spaces are sufficient to serve the use.

The site plan shows thirty (30) parking spaces for the golf training facility, including two (2) ADA parking spaces. Staff feel the parking is sufficient to serve the use.

The developer will build a five (5) foot wide sidewalk through Lot 5R-1 to the parking area of Lot SR-2. A five (5) foot wide sidewalk will also be built between the golf training facility and the south facade of the golf training facility that will provide ADA access from the two 2) ADA parking spaces located at the northwest corner of the parking area.

According to the applicant: "The facility will be constructed using premium-grade black-coated steel-selected not only for its durability and structural integrity, but also for its sleek, contemporary aesthetic that complements the city's evolving character. The structure's all-black steel exterior is a deliberate design choice, offering a modern and minimalist appearance that harmonizes with both natural surroundings and nearby developments. The finish is low-glare and non-reflective, ensuring visual cohesion and minimal impact on neighboring properties. The use of steel allows for clean lines, open interior spaces, and efficient use of land, while also ensuring longevity, low maintenance, and environmental resilience."

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their June 12, 2025, meeting, and there were two (2) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.