

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance rezoning property located at 14300 Kanis Road from R-2, Single-Family District, to C-3, General Commercial District (Z-9596).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	The owner of the 2.3-acre property, located at 14300 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the C-3 rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.	
BACKGROUND	<p>A and S Associates, Inc., owner of the 2.3-acre property located at 14300 Kanis Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-3, General Commercial District. The rezoning is proposed to allow for future commercial development of the site. The property is located just outside the Little Rock City Limits, but within the City's Extraterritorial Zoning Jurisdiction. The applicant plans to annex the property after rezoning.</p> <p>The site is currently undeveloped and wooded, with varying degrees of slope. The properties north, east and west of the subject property are zoned R-2, with several of the properties being undeveloped.</p>	

**BACKGROUND
CONTINUED**

Commercial and multifamily zoned properties and uses are located across Kanis Road to the south. Additional commercial zoned properties are located to the east along Kanis Road.

The City's Future Land Use Plan designates this property as Residential-Low (RL) Density. A Land Use Plan Amendment from RL Density to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.