OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION SEPTEMBER 3, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance rezoning property located at the southwest corner of Kanis Road and Centerview Drive from O-3, General Office District, to C-3, General Commercial District. (Z-9435)	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The owner of the 2.2098-acre property located at the southwest corner of Kanis Road and Centerview Drive is requesting that the property line be reclassified from O-3, General Office District, to C-3, General Commercial District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested C-3 rezoning. The Planning Commission voted, as part of the consent agenda, to recommend approval of the rezoning request by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.	
BACKGROUND	property, is requesting from O-3, General Office Commercial District, for futu The property is currently und The property is located in an a A single-family residence and uses are located to the nor	te owner of the 2.2098-acre to rezone the property District, to C-3, General ure commercial development. eveloped and mostly wooded. area of mixed uses and zoning. I mixed office and commercial th between Kanis Road and medical clinic and office uses

BACKGROUND CONTINUED

Mixed office and commercial uses (zoned POD, Planned Office Development, PD-C, Planned Development – Commercial, and PCD, Planned Commercial Development) are located to the west. Undeveloped property and mixed office and commercial uses, including a church, are located to the east on properties zoned PCD, C-2, Shopping Center District, O-1, Quiet Office District, O-3 and R-2, Single-Family District.

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. In addition, the southeast corner of this intersection is zoned commercial (PCD). 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 August 1, 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.