

September 11, 2025

ITEM NO. 6:

FILE NO.: LU2025-18-02

NAME: Ellis Mountain Land Use Plan Amendment – SO to NC

LOCATION: 12819 Kanis Road

OWNER/AUTHORIZED AGENT:

Owner

Mordecai Properties LLC  
134 Plymouth Road, Unit 7210  
Plymouth Meeting, PA 19462

Agent

Mark Stodola, Barber Law Firm  
1 Allied Drive, 6<sup>th</sup> Floor  
Little Rock, AR 72202

AREA: 1.0 acres +/-

WARD: Ward 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.24

CURRENT ZONING: O-3, Quiet Office District

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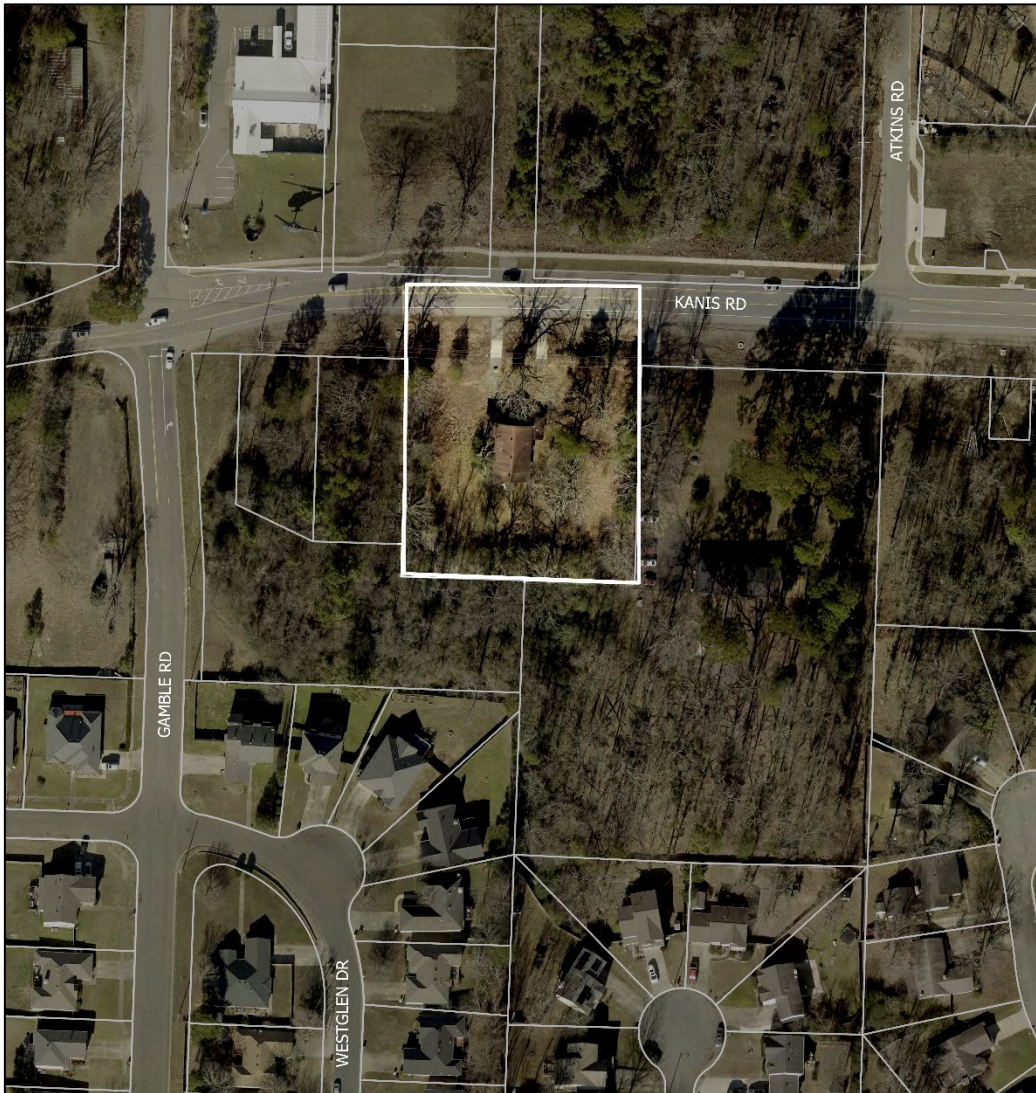
BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Suburban Office (SO) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-8123-A, request from General Office District (O-3) to General Commercial District (C-3).

B. EXISTING CONDITIONS:

The subject site is 1.0 acres +/- of partially wooded land with a vacant single-family or two-family residential structure in the center of the parcel and an accessory building in the rear. The site is located on the south side of Kanis road and has not received curb and sidewalk improvement at this time. There are currently not pedestrian facilities on site connecting to a broader network. The rear of the property is approximately 100 feet from the West Glen single-family subdivision to the south and does not directly abut the subdivision.



*Figure 1. Aerial imagery of 12819 Kanis Road in relation to surrounding development context.*

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in the Ellis Mountain Planning District, District 18. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and to encourage commercial uses at major intersections of arterial streets. The areas identified for commercial land use in the Ellis Mountain Planning District are located at major intersections of arterial streets to encourage commercial concentration and to discourage strip commercial development.

The Land Use Plan is designated as Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas.

The requested land use designation is Neighborhood Commercial (NC) which provides for limited small-scale commercial development in close proximity to residential neighborhoods, providing goods and services.

Master Street Plan:

The subject property sits on the south side of Kanis Road, approximately 220 feet from the intersection of Kanis Road and Gamble Road, with approximately 210 feet of frontage on Kanis Rd.

Kanis Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides.

Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area. No existing or proposed bike facilities exist or connect to the subject property.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The subject property is surrounded by various land uses. West of the subject property is designated for Suburban Office (SO) uses and is characterized by undeveloped partially wooded tracts. The Suburban Office area to the northwest across Kanis has been previously reviewed and approved by the Planning Commission for sixteen (16) single-family residential lots. To the east of the application area along the south of Kanis Rd is area designated for Neighborhood Commercial uses and is characterized by a structure previously providing motor services on a partially wood tract. South of the application is designated Residential Low (RL) density uses characterized by developed subdivisions with single-family homes. North of Kanis Rd to the west is area designated for Residential Medium (RM) uses and is characterized by a Veterans of Foreign Wars chapter lodge, single-family homes, and various offices converted from residential properties.

Staff finds that the amendment request is reasonable and appropriate given the site's location, surrounding land use pattern, and proximity to a major intersection. The subject property lies near the intersection of Kanis Road and Gamble Road (designated Collector), both of which are higher-order streets identified in the Master Street Plan, making the site well-suited for neighborhood-scale commercial development.

The proposed Neighborhood Commercial (NC) designation is consistent with the Ellis Mountain Planning District's development principles, which support commercial uses at major intersections to encourage nodal development and reduce the potential for strip commercial growth. The proposed amendment would provide convenient access to goods and services for nearby residents, including over 1,500 households within a half-mile radius, while maintaining compatibility with the surrounding, lower-intensity residential and office uses.

As the land use plan amendment request is concurrently pursued with a rezoning request to C-3, staff encourages careful consideration of the proposed rezoning to allow higher intensity commercial while aligning with the intent of the Neighborhood Commercial land use designation.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the Ellis Mountain Planning District from Suburban Office (SO) to Neighborhood Commercial (NC) and recommends approval.