

September 11, 2025

ITEM NO.: 6.1

FILE NO.: Z-8123-A

NAME: Rezoning from O-3 to C-3

LOCATION: 12819 Kanis Road

DEVELOPER:

Mark Stodola (Agent)
425 W. Capitol Avenue, 3400
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Kanis Investment, LLC (Owner)
12 Long Well Loop
Little Rock, AR 72221

SURVEYOR/ENGINEER:

Joe White & Associates, Incorporated
25 Rahling Circle, Suite, A-2
Little Rock, AR 72223

AREA: 1 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: O-3

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the one (1) acre site located at 12819 Kanis Road from O-3 to C-3 for future commercial development.

B. EXISTING CONDITIONS:

The property contains an existing 1,380 square foot, one-story, single-family dwelling, and a 400 square foot accessory structure near the southwest corner of the property. Trees are sparsely located throughout the property. Driveways provide two access points along Kanis Road. Properties in the general area contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. ADA Access shall be shown to the Right-of-Way.
2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
3. Dumpster enclosures must be permitted as a fence and anything 7ft in height or taller measured from the bottom of the footing to the top of the wall/fence shall be designed by an Arkansas Licensed Engineer (Structural).
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.

2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

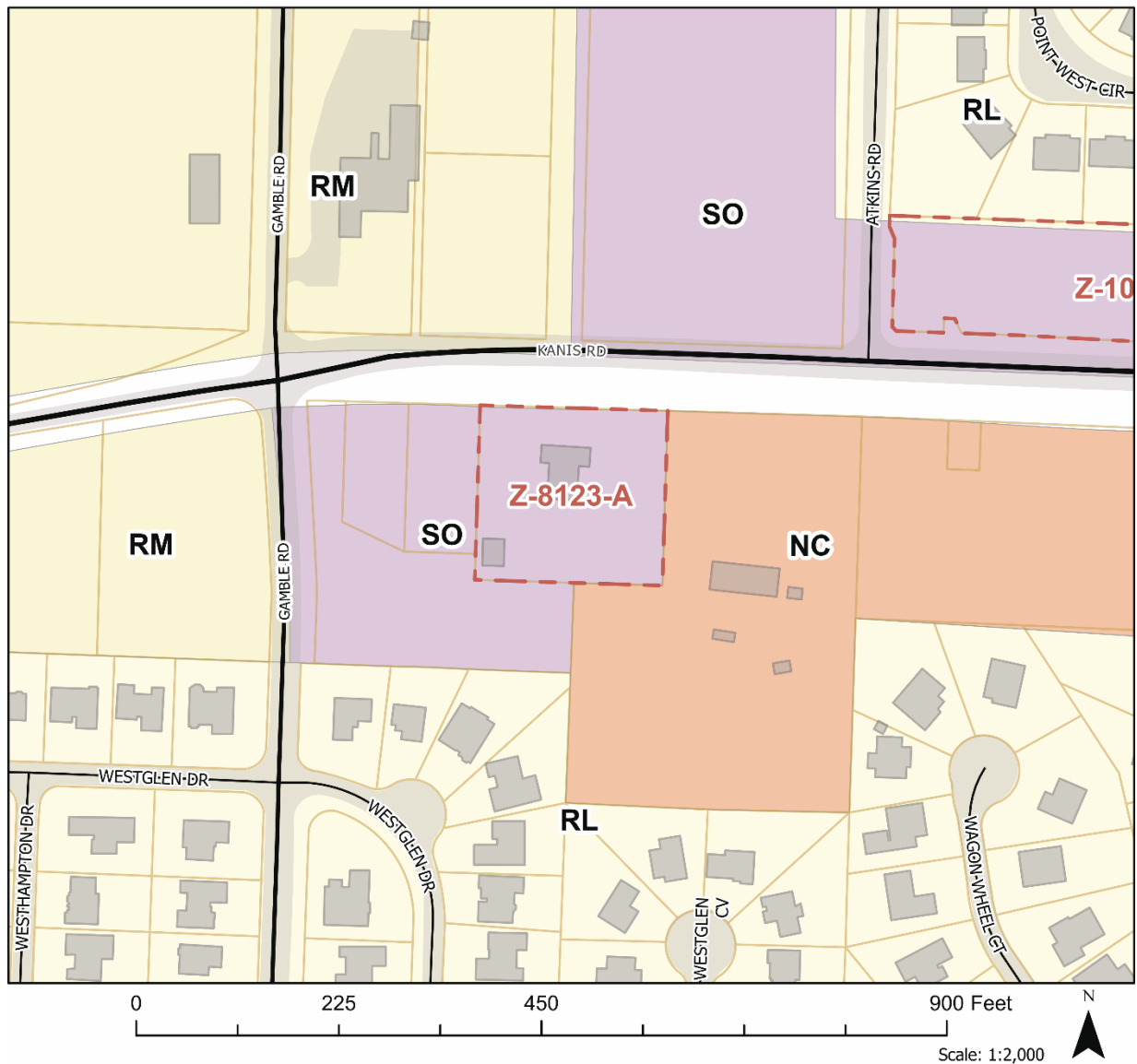
Rock Region Metro: No comments received.

Planning Division:

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 is supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and encourage commercial concentrations at major intersections of arterial streets. The Land Use Plan shows 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. To assure compatibility with surrounding uses, a Planned Zoning District is required. The application is to rezone O-3 to C-3. A Land Use Plan Amendment is being submitted concurrently with this request, LU2025-18-02.

Future Land Use Plan for Z-8123-A



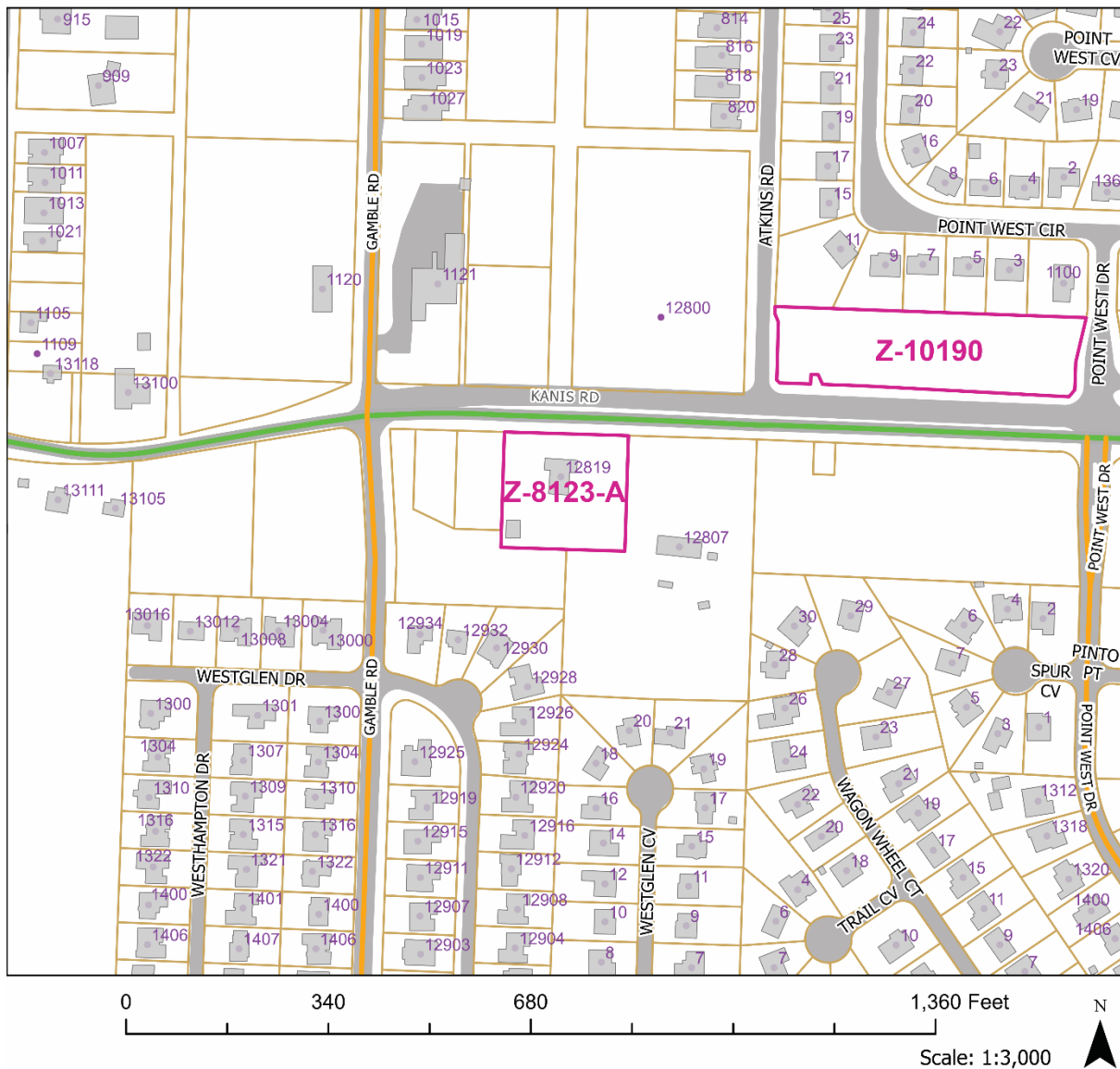
West of the application area along the south of Kanis Rd is area designated for Suburban Office (SO) uses and is characterized by undeveloped partially wooded tracts. To the east of the application area along the south of Kanis Rd is area designated for Neighborhood Commercial uses and is characterized by undeveloped partially wooded tracts. 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 with a VFW lodge and single-family homes. North of Kanis Rd to the east is area designated for Suburban Office (SO) use with undeveloped tracts previously approved by the Planning Commission for sixteen (16) single-family residential lots.

This site is not located in an Overlay District.

Master Street Plan:

Master Street Plan for Z-8123-A



Kanis Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the 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. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to rezone the one (1) acre site located at 12819 Kanis Road from O-3 to C-3 for future commercial development.

The property contains an existing 1,380 square foot, one-story, single-family dwelling, and a 400 square foot accessory structure near the southwest corner of the property. Trees are sparsely located throughout the property. Driveways provide two access points along Kanis Road. Properties in the general area contain a mixture of zoning and uses.

The City's Future Land Use Plan designates this property as "SO" Suburban Office. A Land Use Plan Amendment from "SO" to "C" Commercial is a separate item on this agenda.

Staff is supportive of the requested rezoning from O-3 to C-3 to allow for the development of future commercial uses. Staff feels the request conforms to the development pattern in this area. Kanis Road is designated as a minor arterial on the City's Master Street Plan. Properties to the east and west along Kanis Road contain a mixture of commercial and office uses and zoning. Staff feels the proposal is not out of character with the neighborhood and will have no adverse impact on the area.

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STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.