

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

| Subject: | Action Required: | Approved By: |
|--|--|--|
| <p>Approval of Land Use Plan Amendment – Interstate 430 Planning District (LU20-11-01)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p style="text-align: center;">√ Ordinance Resolution</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>To approve Land Use Plan amendments in the Interstate 430 Planning District, in the 11000 block of Kanis Road from PK/OS, Parks Open Space, and O, Office, to C, Commercial.</p> <p>None.</p> <p>Staff recommends approval of the change. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The property requesting the Land Use Plan change is south of Kanis Road. It is currently shown as O, Office, and to the south as PK/OS, Parks Open Space. The PK/OS strip in this case it was used to separate the C, Commercial, use from the O use. The request is to amend +1.6 acres of O to C. There is currently a church on the property, with a second building structure on the west portion of the property that belongs to the same owner. It should be noted that the ownership crosses this Land Use line and the owner wishes to re-develop the entire ownership.</p> <p>The site is within a prominent business center near the intersection of two (2) Interstates. With C shown at the Kanis Road & Shackleford Road and Kanis Road & Bowman Road Intersections.</p> | |

**BACKGROUND
CONTINUED**

Large office areas are along Markham Street, west of Interstate 430, and Kanis Road south Interstate 630. West of Interstate 430, along Kanis Road, is mostly medical related office associated with Baptist Hospital. East of Interstate 430 is an area developed as an Office Park with additional office uses surrounding it.

There are two (2) commercial nodes at the arterial intersections to the west and east. Directly north and south of the subject property is currently undeveloped C and approximately 14+ acres in size. To the east of the subject property, southwest of the Kanis Road and Centerview Drive intersection, and northeast of Kanis Road and Embassy Suites Drive intersection, have recently (September 3, 2019) amended from O to C and are currently undeveloped, 3+ acres. There are some undeveloped commercial areas to the northwest and southwest of the Kanis Road and Shackleford Road intersection and approximately 17± acres in total size.

Northwest, southwest, and east of the subject property are currently +16 acres of undeveloped O land. In addition to these office areas, to the southeast of the Kanis Road and Bowman Road intersection, there are 18+ acres of undeveloped O and C land within the MOC, Mixed Office and Commercial, shown areas on the plan. The total undeveloped O land between Bowman Road and Shackleford Road is approximately 26+ acres in size.

The available vacant O and O-3, General Office District, zoned areas are more than the available C or C-3, General Commercial District, zoned areas both on the Land Use plan and Zoning Map. There has been limited to no commercial or office development along Kanis Road which has remained a two (2)-lane rural road. The city has begun a public project to widen Kanis Road to Arterial standards between Bowman Road and Shackleford Road.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the John Barrow Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.