

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

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**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 3, 2019 AGENDA**

<b>Subject:</b>  Land Use Plan Amendment – Interstate 430 Planning District (LU19-11-01)  <b>Submitted By:</b>  Planning & Development Department	<b>Action Required:</b>  √ <b>Ordinance</b> Resolution	<b>Approved By:</b>         Bruce T. Moore City Manager
<b>SYNOPSIS</b>	To approve Land Use Plan amendment in the Interstate 430 Planning District at the southwest corner Kanis Road and Centerview Drive from Office (O) to Commercial (C).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the Land Use change. The Little Rock Planning Commission approved the change by vote of 8 ayes, 0 nays, 2 absent, and 1 open to approve the change.	
<b>BACKGROUND</b>	The property requesting the Land Use Plan change is Southwest Corner Kanis Road and Centerview Drive. It is currently shown as Office (O) on Land Use Plan and is 2.2± acres in area. The site is within a prominent business center near the intersection of two (2) Interstates. Much of the retail and commercial is in the northern quadrants along Markham Street and Chenal Parkway, as well as the Kanis and Shackleford Road and Kanis and Bowman Road Intersections. Large office areas are along Markham Street, west of Interstate 430, and Kanis Road, south of 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 built as an Office Park with additional office uses surrounding it.	

**BACKGROUND  
CONTINUED**

To the north and south of the subject property are currently mostly occupied Office uses. To the east there is an available +3.5 acres undeveloped office land. In addition to this office area to the west of the property, (east of Bowman Road) there are available Office and Commercial land both to the north and south of Kanis Road within the Mixed Office and Commercial (MOC) shown areas on the Plan.

There are two (2) commercial nodes at the arterial intersections to the west and east. To the west is the Bowman and Kanis Road intersection with a beverage shop, a Goodwill Donation Center, a strip mall to the northeast, and a big box retail shop (Lowe's) to the northwest of this intersection. To the east is the Shackelford and Kanis Road intersection with a gas station to the southwest, a bank and several restaurants to the southeast, a hotel and a retail to the northwest, and Arkansas Farm Bureau to the northeast of this intersection. The proposed Commercial use is to the southwest of Centerview Drive/Kanis Road intersection which is a potential commercial node with an undeveloped Planned Commercial Districts (PCD) to the southeast, and an undeveloped Planned Office District (POD) to the north of the same intersection.

The proposed change to the Land Use Plan would create a new area on the Plan which complies with the potential commercial node at the amendment requested intersection. 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, and the intersection which the amendment requested to the southwest of it will be a signalized one.

Notice was sent to John Barrow Neighborhood Association. Staff has received no comments from area residents.