

FILE NO.: LU16-02

Name: Southwest Area Land Use Plan Amendment

Location: South of Interstate-30 and west of Interstate-530

Request: Various

Source: Staff

PROPOSAL / REQUEST:

As part of the City's efforts to keep the Future Land Use Plan current, Staff reviewed the Plan in the area south of Interstate-30 and west of Interstate-530. The package has eight areas with changes; each area has from one to three changes:

Area 1 is generally northeast of the Town of Alexander between the floodway of the Crooked Creek and the Union Pacific Railway. The change is from Mobile Home Park and Residential Low Density to Service Trades District. Service Trades District is for office, warehousing and industrial park activities that primarily serve other office or industrial businesses. A Planned Zoning District is required if not wholly office.

Area 2 is east of Vimy Ridge Road and west of the floodway of Otter Creek, from Interstate 30 to just south of Alexander Road. There are two changes proposed in this area. Change 02A is from Light Industrial to Industrial. This area is between Vimy Ridge Road and Otter Creek either side of the Union Pacific Rail-line. The Industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. The second change (02B) is from Mixed Office Commercial to Public Institutional. This area is southeast of the Alexander – Vimy Ridge Roads intersection. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 3 is along the north side of Alexander Road between South Loop Road and Sardis Road. Change 03 is from Commercial to Service Trades District. Service Trades District is for office, warehousing and industrial park activities that primarily serve other office or industrial businesses. A Planned Zoning District is required if not wholly office.

Area 4 is north of Baseline Road between the floodway of Little Fourche Creek and an abandoned rail-line west of Arch Street Pike. Change 04 is from Industrial to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains and other designated open space and recreation land.

Area 5 is either side of Arch Street Pike, south of Dixon Road. There are two changes proposed in this area. Change 05A is from Industrial to Commercial. This area is west of Arch Street Pike and south of Dixon Road. Commercial includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The second change (05B) is from Park/Open Space to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 6 is either side of Arch Street Pike north of Atwood Road almost to Pratt Road. Change 06 is from Residential Low Density to Mixed Use. Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 7 is either side of Dreher Road along Dixon Road. There are three changes proposed in this area. Change 07A is from Mining to Public Institutional. This area is north of Dixon Road and west of Dreher Road. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The second change (07B) is from Mining to Mixed Use. This area is southwest of the Dreher-Dixon Roads intersection. Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The third change (07C) is from Mining to Commercial. The area is southeast of the Dreher – Dixon Roads intersection. Commercial includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Area 8 is either side of Dreher Cut-off Road, west of Ironton Road. Change area 08 is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

ANALYSIS:

The Planning and Development staff began reviewing this area in May 2016. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations in the area asking for suggested changes in the area. Staff also attended the Southwest United for Progress June meeting to discuss the process with the neighborhood representatives in the area.

After field visits and discussions, Staff developed a package of changes and identified affected property owners. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in August 2016. Staff received numerous phone calls and email responses to that letter notifying them of the proposed changes as well as a couple of office visits. There were several written requests not to make the suggested change for their property along Interstate 30 from County Line to Vimy Ridge Road and at the Mabelvale Pike - Sibley Hole Road intersection. These areas were removed from the package of changes by Staff. The final package of changes was developed and property owners together with neighborhood associations were contacted in mid-October about this public hearing to consider the changes.

Staff believes this package of changes is a 'clean-up' to more accurately reflect the current and likely future development pattern in the area of the changes. The resulting 'package' of changes should create a more accurate Future Land Use Plan that all can use, whether public or private.

Area 1 is generally northeast of the Town of Alexander between the floodway of the Crooked Creek and Union Pacific Railway. To the east is R-2 (Single Family District) zoning and the land is wooded with a creek. To the north is R-2 (Single Family District) and C-4 (Open Display Commercial District) zoned land with a Concrete Plant, home and several businesses. To the south is the Town of Alexander with wooded land. To the east is R-7A (Manufactured Home District) and R-2 (Single Family District) zoned land that is wooded. The area proposed for the Land Use Plan change is zoned R-2 (Single Family District) and is wooded. All the other land between the Union Pacific Rail-line and Interstate 30 is non-residential on the Plan. The change would make the only land currently proposed for residential in the area be shown as non-residential use on the Land Use Plan.

Area 2 is east of Vimy Ridge Road and west of the floodway of Otter Creek, from Interstate 30 to just south of Alexander Road. The northern change area (02A) is either side of the Union Pacific Rail-line, east of Vimy Ridge Road. To the northwest is R-2 (Single Family District) zoning with a manufacturing facility (legally non-conforming use). To the north and west is I-2 (Light Industrial District) zoning with a creek floodway and warehousing/fabrication facilities. To the east and south is I-3 (Heavy Industrial District) zoning with a creek and manufacturing plant. The change area (2A) is partially developed with a manufacturing plant, the remaining area is wooded. The southern change area (02B) is southeast of the Vimy Ridge-Alexander intersection. To the northwest is C-3 (General Commercial District) zoning which is undeveloped. To the north is I-3 (Heavy Industrial District) zoning with a manufacturing plant. To the east and south is I-2 (Light Industrial District) zoned land owned by AP&L as part of a large sub-station complex. To the west is R-2 (Single Family District) zoned land mostly undeveloped with a few homes. This change area (2B) is zoned I-2 (Light Industrial District) and is part of the AP&L ownership for their power sub-station complex to the southeast. The area of these changes is industrial in nature and the uses are not likely to change making the Industrial use and Public (for the sub-station) more appropriate than the uses currently shown on the Plan.

Area 3 is along the north side of Alexander Road between South Loop Road and Sardis Road. To the north is I-2 (Light Industrial District) zoned land that is undeveloped pasture land. To the west is I-1 (Industrial Park District) zoned land that is undeveloped pasture land. To the East is C-3 (General Commercial District) Land that is undeveloped pasture land. To the south is R-2 (Single Family District) zoned land that is primarily undeveloped pasture. The change area is primarily zoned I-1 (Industrial Park District) and with homes. Based on the current and surrounding zoning pattern the likely near to mid-term use pattern is Service Trades District with its office-warehouse showroom use.

Area 4 is north of Baseline Road between the floodway of Little Fourche Creek and an abandoned rail-line west of Arch Street Pike. To the west is zoned R-2 (Single Family District) primarily wooded with the Little Fourche Creek. There is a small amount of I-2 (Light Industrial District) zoned land as well, part of which has an "impound yard" on it. To the south is R-2 (Single Family District) zoned land mostly undeveloped with a materials waste pond on the site. To the north is I-2 (Light Industrial District) zoned land with industrial uses and some areas vacant. To the west is non-zoned land beyond the City Limits. There are a few homes and businesses as well as vacant properties, along Arch Street Pike. The property shown for the change is owned by the City of Little Rock and used by the Parks and Recreation Department as part of the urban forestry program. With the current and likely future use of the land to be related to parks development the Park/Open Space designation would be most appropriate.

Area 5 is either side of Arch Street Pike, south of Dixon Road. There is no zoning in or around the area of these two proposed changes. To the north and south are businesses with a scattering of single family homes along Arch Street Pike. To the west is rural land with a scattering of homes. To the south east is the City Solid Waste Landfill and to the north east is rural land with businesses and homes. Change area 5A, along the west side of Arch Street Pike, is developed with commercial buildings. Change area 5B, along the east side of Arch Street Pike is owned by the City of Little Rock and is the City's police training facility. This makes the Commercial along the western side and Public Institutional along the eastern side of Arch Street Pike more appropriate.

Area 6 is either side of Arch Street Pike north of Atwood Road almost to Pratt Road. There is no zoning in or around the area of this change. To the east and west are rural areas that are undeveloped with a scattering of homes. To the south and north along Arch Street Pike are businesses and a scattering of homes. The change area is also along Arch Street Pike and has both businesses and homes making the Mixed Use classification the most appropriate.

Area 7 is either side of Dreher Road along Dixon Road. There is no zoning in or around the area of these three proposed changes. To the north is land either owned by mining firms or actively used for mining. To the south and east is rural land with both businesses and homes scattered. To the southwest is the City Solid Waste Landfill. Change area 7A is a church and cemetery along the north side of Dixon Road, west of Dreher Road. This is not likely to change in the near future making the Public

Institutional classification most appropriate. Change area 7B (southwest of the Dreher-Dixon Road intersection) is a rehabilitation facility, a few homes and commercial businesses. This pattern has not changed in many years and is not likely to change in the near future making Mixed Use the most appropriate use. Change area 7C (southeast of the Dreher-Dixon intersection) is a 'You Pull-It' and vacant land, with other commercial uses adjacent. This would make Commercial use the most likely future use pattern for this area.

Area 8 is either side of Dreher Cut-off Road, west of Ironton Road. There is no zoning in or around the area of this change. The surrounding land is rural in nature with a scattering of homes. The proposed change area is a church and cemetery. This is not likely to change in the near future making Public Institutional the most appropriate use.

In response to the second notice mailed October 14, 2016, Staff received informational phone calls.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Allendale NA, Alexander Road NA, Chicot NA, Cloverdale NA, Deer Meadow NA, Legion Hut NA, Santa Monica NA, Mavis Circle NA, OUR NA, Oxford Valley HOA, Pinedale NA, Quail Run NA, Rob Roy Way NA, Rolling Pines NA, Shiloh HOA, Upper Baseline NA, West Baseline NA, Windamere NA, Woodland Ridge POA, Yorkwood NA and SWLR United for Progress. Letters were sent to over 30 property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing on August 10. There were also requests to not proceed by several property owners or their representatives, which staff is honoring. The second mailing on October 14 was sent to approximately 11 property owners and the same neighborhood associations to notify them of the public hearing.

STAFF RECOMMENDATIONS:

This package of amendments is designed to make the Future Land Use Plan more representative of current and likely mid-term future uses for this area. Staff recommends the approval of the package of changes.

PLANNING COMMISSION ACTION:

(NOVEMBER 17, 2016)

Staff reviewed the proposed changes. There was a question by Commissioner Laha about the South Loop. Mr. Malone indicated that Public Works would be better to respond to that since they do the implementation. But that we (the City) do own the right-of-way between Sardis and Heinke Roads. A motion was made to approve the package of changes. By a vote of 9 for, 0 against, 1 absent and 1 vacant position the motion was approved.