

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>Approval of a Land Use Plan Amendment on the southwest corner of Baseline Road and Interstate 430. (LU15-16-01)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve Land Use Plan changes on the southwest corner of Baseline Road and Interstate 430 (LU15-16-01) from Service Trades District to Commercial.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommended approval. The Little Rock Planning Commission voted 9 ayes and 2 absent to approve the changes.	
CITIZEN PARTICIPATION	The following Neighborhood Association was contacted: Southwest Little Rock United for Progress (SWLRUPS). One (1) comment was received from a citizen concerning the ability of the infrastructure to support the proposed uses.	
BACKGROUND	The site is located at the corner of Baseline Road and Interstate 430; however, it does not have direct access from Interstate 430 at that point. It is undeveloped and wooded. Much of the site is in the Floodplain but not Floodway allowing for some development to occur. It has been shown for Service Trades District for fifteen (15) years, and during this time there has been little to no development in the immediate area of the application.	

**BACKGROUND
CONTINUED**

A large commercial area to the south has begun developing with a Base Pro Shop (open) and an Outlet Mall (opening soon) as anchors for the area. Other tracts surrounding these two (2) larger developments have begun to develop with commercial and office uses. With the increase in commercial active and lack of interest in Service Trades a change to Commercial for the Land Use Plan would seem reasonable.

There is a large area of Service Trades District east of Interstate 430 shown on the Plan and still undeveloped and wooded as well as several acres of Service Trades District remaining west of Interstate 430 after the proposed change. Thus even with the change there is ample area remaining for Service Trades District development to occur in the general vicinity. With the development and continuing development of commercial uses to the sound, providing additional land for this use would appear reasonable.