

**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 at the southeast corner of Arkansas Systems Drive and Chenal Parkway. LU15-19-01</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	<p>To approve Land Use Plan changes at the southeast corner of Arkansas Systems Drive and Chenal Parkway LU15-19-01 From Mixed Office Commercial to Commercial.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommended approval. The Little Rock Planning Commission voted 9 ayes and 2 absent to approve the changes.</p>	
CITIZEN PARTICIPATION	<p>No neighborhood associations were deemed to cover the site or immediately adjacent. One (1) comment was received from a citizen concerning the ability of the infrastructure to support the proposed uses.</p>	
BACKGROUND	<p>The site is undeveloped and zoned PCD, Planned Commercial District, for two (2) structures; one commercial in nature and one mixed office and commercial. This was approved two (2) years ago but remains valid. A new PCD request has been approved for this site by the Little Rock Planning Commission and was heard by the Little Rock Board of Directors on October 5, 2015.</p>	

**BACKGROUND
CONTINUED**

Past developments approved by the City for this site have allowed for a number of commercial uses, so a change to Commercial on the Land Use plan could be viewed as recognizing the existing zoning pattern.

This site is located at the intersection of a Collector and a Principal Arterial. Commercial activities are generally found to be appropriately placed at those intersections. Chenal Parkway has three (3) northbound lanes and two (2) southbound lanes at this point and Arkansas Systems Drive has been built to Collector standard. The roadway infrastructure should be able to handle any additional traffic generated.

The office areas are northeast, southeast and southwest of the application area. Most of this area is developed or proposed for office development. A larger area of undeveloped office use area exists northwest of the Rahling Road-Chenal Parkway intersection. There are two (2) areas of Mixed Office Commercial one along the south side of St. Vincent Way to the west, which is partial developed. The other is east of Kirk Road to the east of the application area and is undeveloped at this time.

There will be available Office and Mixed Office Commercial areas on the Plan if this area is changed to Commercial. While there are areas of Commercial shown on the Land Use Plan in the immediate area that are undeveloped, a large amount of them have been zoned through the planned unit development process and are awaiting buildout. Previous actions through the Planned Development process had approved a predominantly commercial development pattern for this site. Thus a change in the Plan to Commercial is not a major change and basically recognizes the City's previous 'use' actions.