

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment bounded by Interstate 30 and Interstate 530</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p align="center">Bruce T. Moore City Manager</p>
--	--	--

<p align="center">SYNOPSIS</p> <p align="center">FISCAL IMPACT</p> <p align="center">RECOMMENDATION</p> <p align="center">BACKGROUND</p>	<p>To make various changes to the Land Use Plan in the area bounded by Interstate 530 and Interstate 30 within the City’s Planning Area to make the Land Use Plan more representative of the likely future development in the near and mid-range.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission voted to recommend approval of the amendment at their November 17, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 vacancy.</p> <p>The Staff reviewed existing development, zoning, and recent actions within the area. After field review and discussions, staff developed a package of changes and identified property owners. The property owners were contacted about the possibility of changing the Land Use Plan designation in August. Staff received numerous phone calls and email responses to that letter as well as a couple of office visits. All areas requesting removal from the package of changes were removed.</p> <p>The final package of changes was developed and property owners together with neighborhood associations were contacted in mid-October. Staff believes the resulting ‘package’ of changes should create a more accurate Future Land Use Plan.</p>
---	--

**BACKGROUND
CONTINUED**

Area 1 is northeast of the Town of Alexander between the Crooked Creek floodway and Union Pacific Railway. The area proposed is zoned R-2, Single-Family District, and wooded. All the other land between the Union Pacific Rail-line and Interstate 30 is non-residential on the Plan. The change would make this proposed residential area, non-residential use on the Land Use Plan.

Area 2 is between Vimy Ridge Road and 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 and is partially developed with a manufacturing plant. The southern change area (02B) is southeast of the Vimy Ridge-Alexander intersection. This change area is part of the AP&L ownership for their power sub-station complex. The area of these changes is industrial in nature and the uses are not likely to change making Industrial and Public Institutional (for the sub-station) more appropriate.

Area 3 was removed.

Area 4 is north of Baseline Road between the Little Fourche Creek and an abandoned rail-line. The property shown for the change is used by the Parks and Recreation Department as part of the Urban Forestry Program. With the current and likely future use of the land 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. Change area 5A (west of Arch Street Pike) is developed with commercial buildings. Change area 5B (east of Arch Street Pike) is the City of Little Rock's Police Training Facility. This makes 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 between Atwood Road and Pratt Road. The change area has both businesses and homes making Mixed Use the most appropriate.

**BACKGROUND
CONTINUED**

Area 7 is either side of Dreher Road along Dixon Road. 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 Public Institutional most appropriate. Change area 7B (southwest of the Dreher-Dixon Road intersection) is a rehabilitation facility, a few homes with commercial businesses. This pattern has not changed in the near future making Mixed Use most appropriate. 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 the most appropriate.

Area 8 is either side of Dreher Cut-off Road, west of Ironton Road. The proposed change area is a church and cemetery. This is not likely to change in the near future making Public Institutional most appropriate.

Notices were sent to area neighborhood associations and over thirty (30) property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing on August 10, 2016. The second mailing on October 14, 2016, was sent to approximately eleven (11) property owners and the same neighborhood associations to notify them of the public hearing on the amendment.