

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>A package of Land Use Plan amendments in the area north of Interstate 630 from Interstate 430 to the Arkansas State Capitol</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>In an effort to make the Land Use Plan more reflective of the existing and likely near future land use patterns, several changes are being proposed in the Land Use Plan in the area north of Interstate 630 from Interstate 430 to the Arkansas State Capitol.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Approval of the resolution. The Planning Commission reviewed the amendment package, removing area 1 and 3A before recommending approval at their November 5, 2015, hearing. The Commission voted 10 ayes; 0 nays; and 1 absent to recommend approval of the amendment package.</p>	
<p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The following Neighborhood Groups were notified: Breckenridge NA; Briarwood NA; Capitol View Stiff Station NA; Cedar Hill Terrace; Colony West Home POA; Country Club Heights NA; Eagle Crest NA; Echo Valley POA; Evergreen NA; Foreman Lake Preservation Society; Forest Park NA; Hall High NA; Heights NA; Hillcrest Residents Association; Kingwood NA; Leawood Garden Club; Merriwether NA; Normandy Shannon POA; Overlook POA; Pennbrook/Clover Hill NA; Prospect Terrace Association, Inc.; River Ridge POA; Riverside NA; Robinwood POA; Sherrill Heights NA; South Normandy POA; Sunnymeade NA; Treasure Hill POA; Wingate POA; and thirty-nine (39) property owners were notified.</p>	

**CITIZEN  
PARTICIPATION  
CONTINUED**

A public hearing was held before the Little Rock Planning Commission Thursday November 5, 2015.

**BACKGROUND**

Staff developed a package of changes in mid-2015. All the affected property owners were contacted regarding the possibility of changing the Land Use Plan designation of their property in July 2015. Staff modified the package removing areas where opposition was raised from the package. The final package of changes was developed and property owners together with neighborhood associations were contacted in October 2015 about the public hearing to consider the changes. Staff believes this package of changes more accurately reflects the current and likely future development pattern in the area.

Area 2 is at the east end of Ozark Point. The change is from Public Institutional to Park Open Space. The change area is developed as a City Park under agreement with Central Arkansas Water. The use of the land is not likely to change in the short of mid-term.

Area 3 is generally between Cantrell Road and Brookwood Drive, south of Riverdale Road. Change 03B is from Office to Commercial (south east of the Cedar Hill/Old Cantrell Road intersection). There are restaurant uses, a health club and a contractor's facility in this area which is not likely to change in the near or mid-term. Change 03C is from Commercial to Residential High Density northwest of the Cedar Hill Road-Brookwood Drive intersection. The change area has a new apartment complex on the site, which is not likely to change in the short or mid-term.

Area 4 is southeast of the I Street/Monroe Street intersection. The change is from Residential High Density to Residential Low Density. The change area is single-family homes. This is not likely to change in the future.

Area 5 is either side of Tyler Street between G and H Streets. Change 05A is from Residential Low Density to Public Institutional (west of Tyler Street between G and H Streets). The area is part of the school. This is not likely to change in the future. Change 05B is from Public Institutional to Residential Low Density (east of Tyler between G and H Streets). The area a single-family home located on the lot. This is not likely to change in the future.

**BACKGROUND  
CONTINUED**

Area 6 is generally between Jackson and Harrison, Markham and B Streets. Change 06A is from Residential Low Density to Suburban Office (northeast of Harrison and A Streets). The area is the parking area for a medical clinic on the site. This is likely to continue for the near and mid-term. Change 06B is from Residential Low Density and Commercial to Office (west of Jackson between A and Markham Streets). The area is a branch bank building on the site.

Area 7 is south of H Street, between Buchanan and Pierce Streets. The change is from Residential Low Density to Public Institutional. The change area is a branch library. The use is likely to remain a library making Public Institutional the most appropriate designation.

Area 8 is north of Markham Street, between Wingate Drive and Markwood Drive. The change is from Residential High Density to Residential Medium Density. The change area is undeveloped. Due to the configuration and access issues requests for multifamily development have been rejected. With its proximity to both an apartment complex and a single-family neighborhood a residential development with a density between the two would seem most appropriate thus the recommendation for Residential Medium Density for this property.

Area 9 is generally south of Markham Street, either side of Oak Lane. Change 9A is from Residential Low Density to Suburban Office (southwest of Markham and Oak Lane). The change area is two (2) office uses and a single-family home. This office pattern is likely to continue in the near and mid-term. Change 9B is from Residential Low Density to Mixed Use (Roosevelt Road to 24<sup>th</sup> Street, Commerce to Sherman Streets). The change area is a retail center and two (2) smaller commercial/office uses and a single-family house.