

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 19, 2021 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment – Central City Planning District (LU2021-08-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance Resolution</b></p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	To approve a Land Use Plan amendment in the Central City Planning District from Residential Low (RL) to Neighborhood Commercial (NC).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.	
<b>BACKGROUND</b>	<p>The applicant requests a Land Use Plan amendment from Residential Medium (RL) to Neighborhood Commercial (C) on an approximate 0.60-acre platted parcel located at the northwest corner of West 26<sup>th</sup> Street and Arch Street in the Central City Planning District.</p> <p>This Land Use Plan amendment application is accompanied by a Zoning Map amendment request. It is the applicant’s intent to rezone the site to a C-1, Neighborhood Commercial District, zoning designation (File No. Z-9603).</p> <p>The subject site is located in a part of the Central Planning District designated Residential Low (RL) but situated adjacent to Commercial (C) designated lands. The applicant is seeking to obtain a Neighborhood Commercial (NC) zoning designation. The Neighborhood Commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market.</p>	

**BACKGROUND  
CONTINUED**

The Future Land Use Narrative states that within Central City, to emphasize residential stability, commercial uses should be neighborhood oriented. Given the site is less than an acre, a development this scale has the opportunity to serve the community.

Larger commercial developments are generally situated along South Broadway Street, with some medium sized commercial developments scattered along the frontage of Roosevelt Road where there is high visibility. With many of the detached single-family homes in the area being considerably large, some have been converted to office uses, but this is a limited practice in the area. The single-family home immediately north of the subject site is situated on Commercial zoned lands. Until recently, this home was boarded up and not habitable, considerable investment has been made and the structure now appears to be habitable.

The site has frontage along South Arch Street (Arkansas Highway 367) and is situated just south of Roosevelt Road (US Route 70B). If the site were granted a Neighborhood Commercial designation, it will have adequate access to support operations. Development of the site into a Neighborhood Commercial would absorb some of the vacant Residential designated parcels within the Central Planning District in an area that could support small commercial operations, other opportunities exist for single family development in the vicinity of the site. Granting the applicant the Neighborhood Commercial designation could allow the site to serve as a buffer from the existing and future commercial land uses immediately to the north from existing and future residential developments.

A change in land use at the site to a Neighborhood Commercial land use does not appear to conflict with the City's Long-Term Goals.

The Planning Commission reviewed this request at September 9 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the South End Neighborhood Association, South End Neighborhood Association Coalition, Meadowbrook Neighborhood Association and the Downtown Neighborhood Associations. Please see the attached Planning Commission Minute Record for the complete staff analysis.