

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 15, 2022 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment in the Southeast Planning Area (LU2022-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
--	---	---

<p style="text-align: center;">SYNOPSIS</p>	<p>To approve a set of Land Use Plan Map amendments in Southeast Planning Area changing approximately 4700 acres From, Agriculture (A), Residential Low Density (RL), Residential Medium Density (RM), Mixed Use (MX), Neighborhood Commercial (NC), Commercial (C), Light Industrial (LI), Industrial (I), Service Trades District (STD), Mining (M), Public Institutional (PI), Park/Open Space (PK/OS) to Residential Low Density (RL), Residential Medium Density (RM), Mobile Home Park (MH), Mixed Use (MX), Office (O), Neighborhood Commercial (NC), Light Industrial (LI), Industrial (I), Mining (M), Public Institutional (PI) and Park/Open Space (PK/OS).</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the Land Use Plan Amendment. The Planning Commission voted to recommend approval by a vote of 8 ayes, 2 nays and 1 open position.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>The review of Taxation Uses versus Plan Uses gave staff a set of areas to examine. Each site of conflict was visited by staff, and from this work, a set of possible change areas was developed. In addition, at the same time, staff collected ownership information to identify property owners with large ownerships. The quarry company ownership and related uses were compared with the areas shown for ‘Mining’ on the Plan Map.</p>

**BACKGROUND
CONTINUED**

Staff had conversations with the Little Rock Port Authority Staff regarding their expansion plans and ownership and possible change areas were identified. From these three (3) efforts, a final set of possible changes was developed to share with residents and property owners of the area. A new page for the City Website was developed to help communicate the Land Use Plan Map changes to citizens and to receive their comments.

Two (2) community meetings were planned for the area during May 2022; one on either side of Interstate 530 was arranged. Letters were sent to all absentee property owners and at least 50% of the remaining owners. This letter informed the citizens of the Land Use Plan Map review and invited them to the community meetings. A link was provided to the webpage with information regarding Extraterritorial Jurisdiction (ETJ) included in the letter. Residents were encouraged to use the webpage to send comments about the Land Use Plan Map and proposed changes.

Comments were received at the two (2) meetings, via the website and from phone and written communications to staff. Based on these comments, staff reviewed the proposed changes and made modifications. A second package of changes was developed in mid-June 2022. All property owners whose land was within an area of possible change and all those that provided email contact information with the city's initial period of comment were contacted about the revised change package.

A few comments were received over the summer, and staff developed a final package of changes in late August. The new updated change maps were posted on the ETJ and a letter was mailed on September 2, 2022, to each property owner whose land was included in any area of potential change. To help in the discussion, the review area has been divided into four (4) sectors.

The Planning Commission, at the request of a property owner, amended the package of changes for the Interstate 540 to Arch Street subarea. Change Area 3 (Mining to Residential Low Density) was removed from the package and Area 11 was modified to Residential Low Density to Mining (rather than to Light Industrial).

The Planning Commission reviewed and approved this request at their October 13, 2022, meeting