

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

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

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment Chenal Planning District (LU2021-19-04).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve the amended Land Use Plan application at the southeast corner of Chenal Parkway and Chenal Valley Drive from Office (O) to Neighborhood Commercial (NC) and Commercial (C).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.	
BACKGROUND	<p>The applicant’s amended request is for a Land Use Plan amendment from Office (O) to Neighborhood Commercial (NC) and Commercial (C). The application area is an approximate forty (40)-acre unplatted parcel located at the southeast corner of Chenal Parkway and Chenal Valley Drive in the Chenal Planning District.</p> <p>The subject site is in a part of the Chenal Planning District that has seen significant development. The site is part of a land mass designated Office (O) on the Future Land Use Map. If this application is approved, nearly 1/3 of total Office designated lands in the immediate area would remain for office development. The applicant is requesting commercial designations, which does not preclude office developments.</p>	

**BACKGROUND
CONTINUED**

The request to amend the Future Land Use Map to Neighborhood Commercial and Commercial at the subject site would expand the amount of commercial lands to the northeast of the intersection of Chenal Parkway and Rahling Road, increasing capacity for commercial developments. Lands within the other three (3) corners of the Chenal Parkway and Rahling Road have mostly been developed. This intersection serves as a major commercial corridor for the City of Little Rock. At the next major intersection south of the site, Chenal Parkway and Rahling Road, Commercial and Office designated lands have been developed over the last decade with a range of complimentary commercial and office uses.

The change in land use at the site would not eliminate in entirety the amount of lands designated for Office in this area. Nor would the Neighborhood Commercial and Commercial designations on these lands preclude office developments. To the east of the subject site is a large swath of multi-family and Planned Residential Developments, some targeted for seniors. Neighborhood Commercial and Commercial at this site has the potential to bring uses providing service to new residents in this area. Several acres of lands will remain designated for Office development in the vicinity.

A change in land use at the site to a Neighborhood Commercial (NC) and Commercial (C) land use does not appear to conflict with the City's long-term goals.

The Planning Commission reviewed this request at February 10, 2022, meeting and there were no objectors present. Notices were sent to the Lamarche Place Property Owner's Association. Staff received no comments from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.