OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION

MAY 7, 2019 AGENDA Subject: **Action Required: Approved By: √Ordinance** Land Use Plan Amendment -Port Planning District-LU19-Resolution 25-01. **Submitted By:** Planning & Development Bruce T. Moore Department City Manager **SYNOPSIS** To approve Land Use Plan amendments in the Port Planning District east of Fourche Dam Pike between Interstate 440 and East Port Drive from Commercial (C) to Industrial (I). FISCAL IMPACT None. RECOMMENDATION Staff recommends approval. The Planning Commission voted to approve the change by a vote of 9 ayes, 0 nays and 2 absent. BACKGROUND The property requesting the Land Use Plan change is north of Interstate 440 and east of Fourche Dam Pike, and is currently shown as Commercial on Land Use Plan and is $4\pm$ acres in area. This is the primary entrance from the freeway system to the Little Rock Port Industrial Park, which is south of the freeway at this location. Both north and south of the freeway are shown as Commercial areas on the Plan to service the Port area as well as pass through Much of these two (2) areas are freeway traffic. developed; however, there are remaining tracts that could be development in each area. There is a small Commercial area at the Lindsey Road interchange with Interstate 440 at the west end of the Little Rock Port Industrial Park which is not developed.

BACKGROUND CONTINUED

To the north of Interstate 440, along Fourche Dam Pike there are Commercial uses on both sides of the road. To the north of East Port Drive there is a Public Institutional use. North of the Church along Fourche Dam Pike is shown as Residential Low Density use on both sides of the road. To the east of the property is Industrial use on the both sides of Interstate 440. South of the freeway is the Little Rock Port Industrial Park most of which is zoned I-3, Heavy Industrial District, with some I-2, Light Industrial District. Many of the tracts are developed with light manufacturing and warehouse distribution uses. North of Interstate 440 and east of the application area is shown on the Plan for Industrial and zoned I-2. The area is primarily undeveloped with one (1) large-truck service and sales business.

This commercially zoned and shown Commercial (on Future Land Use Plan) property has been vacant and undeveloped for the last twenty (20) years. There has been no commercial demanded to develop this property in two decades, even though this Commercial intersection is the largest and primary commercial service area for the Little Rock Port Industrial Park. There will be remaining vacant commercial parcels even after this change both at this intersection and the Lindsey Road-Interstate 440 interchange.

Notices were sent to Hermitage Neighborhood Association. Staff has received no comments from area residents.