

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 21, 2022 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment Geyer Springs East Planning District (LU2022-14-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	To approve a Land Use Plan Map amendment in Geyer Springs East Planning District, south of Interstate 30 between Doyle Springs Road and Scott Hamilton Drive, from Light Industrial (LI), Commercial (C), Suburban Office (SO) and Residential Medium Density (RM) to Mixed Use (MX) and Residential Medium Density (RM).
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 11 ayes and 0 nays.
<b>BACKGROUND</b>	<p>At the July 8, 2021, Planning Commission Meeting, staff was directed by the Commission to perform a study of the area along Scott Hamilton Drive, from Baseline Road to Interstate 30, to determine if amendments to the Future Land Use Map Land Use Plan were in order. Areas within the study area have been identified for further discussion to determine if a land use amendment is warranted. As a result of the discussions with the Plans Committee and neighborhood leadership the following set of amendments have been developed for consideration.</p> <p>Change Area 1: Light Industrial (LI) to Residential Medium (RM). The subject site, located on the east side of Doyle Springs Road, just south of Interstate 30.</p>

**BACKGROUND  
CONTINUED**

The site is composed of three (3) separate parcels, two of which are developed with single-family homes, the third larger parcel (at 4.5-acres) is undeveloped. A change to a residential land use category may be appropriate at this location given the design of Doyle Springs Road, land use pattern, existing development, environmental constraints, and ownership. Residential Medium could be used to both foster some residential density, creating a buffer between the existing light industrial and established single-family residential development.

Change Area 2: Commercial (C) to Mixed Use (MX) This Commercial designated area is approximately nine (9) acres of land located on the south side of Baseline Road, just east of the Doyle Springs Road. Most of the parcels in this cluster are zoned R2, Single-Family District. Many of the parcels that compose this area were previously platted and developed as residential properties, with some still hosting residential structures/land uses, while others have converted the homes to office/commercial uses. In addition to the single-family homes, there is a mix of abandoned commercial structures, vacant lots, metal buildings, and a trailer park. The Mixed Use designation will support the existing residential land uses while creating a framework to allow for conversion of homes to office or smaller scale commercial - and development on vacant parcels is granted a broader use category that can respond to the likely scale of potential development, given constraints.

Change Area 3: Suburban Office (SO) to Mixed Use (MX). The ten (10) parcels making up this approximately six-acre swath of Suburban Office (SO) designated lands is situated immediate south of Baseline Road. This area was previously developed with single-family homes and is largely zoned R2. Some of the detached single-family homes have been repurposed with Commercial and Office uses. Staff is proposing this area be designated for Mixed Use (MX) to allow this area to best respond to market conditions.

Change Area 4: Commercial (C) & Residential Medium to Mixed Use (MX). There is a small irregular piece of the Commercial Land Use polygon that extends north of Christian Drive. The lands north of Christian Drive are zoned R-2. This swath of lands has been occupied by an informal auto sales lot, assumed to be in operation in various iterations since prior to the area being annexed.

Staff is recommending this area, in addition to the undeveloped lands north to the mobile home park and west to the existing single-family residential be considered for a Mixed Use Designation. The change would create a mass of Mixed Use that could present a new development opportunity.

The Planning Commission reviewed this request at April 14, 2022, meeting and there were no objectors present. Notices were sent to the Upper Baseline/Windemere Neighborhood and Southwest United for Progress. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.