

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2014 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>Approval of Land Use Plan Amendment at the southeast corner of Colonel Glenn and Talley Roads. (LU14-12-01)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | To approve a Land Use Plan change at the southeast corner of Colonel Glenn and Talley Roads (LU14-12-01) from Light Industrial to Commercial. | |
| FISCAL IMPACT | None | |
| RECOMMENDATION | Staff recommends approval of the Land Use Plan. The Little Rock Planning Commission voted to recommend approval by a vote of 10 ayes and 1 absent. | |
| CITIZEN PARTICIPATION | The following Neighborhood Associations was contacted: John Barrow and Southwest Little Rock United for Progress. No comments were received solely concerning the Future Land Use Plan amendments. | |
| BACKGROUND | Since earlier amendments on this site in 2003 and 2005, the majority of area shown as Commercial on the Land Use Plan has been built out. Twenty-one (21) new commercial buildings have been built in the areas shown as Commercial and ten (10) buildings with Office uses have been built. The majority of land that is shown as Commercial and Office has been developed in this node. | |

**BACKGROUND
CONTINUED**

Vacancies are small for the Light Industrial uses/Service Trades District uses. The single-use buildings all appear to be occupied. The office/showroom/warehouse buildings are where any vacancies are and most of the spaces are occupied or visibly under construction for a tenant. The demand for Light industrial, in this location, would appear to be slow based on the undeveloped land and the rate of new building.

Of the areas shown as Light Industrial, this change of 4.5 acres is negligible (.0016 % of the total in the Planning area and .024% of the property in this area on Shackelford Road). If this additional 4.5 acres in this amendment area were to be changed to Commercial, this would add only one percent of area to the existing node of Commercial and Office. Being located on a Minor Arterial at an existing/proposed Collector street, an area of Commercial could be appropriate. However, if additional areas of Light Industrial are proposed to be changed to Commercial, further study would be needed to assess the need for the Light Industrial in the area.