

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 6, 2022 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment in the West Little Rock Planning District (LU2022-03-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance Resolution</b></p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	To approve a Land Use Plan Map amendment in West Little Rock Planning District at 2410 Glover Street from Residential High Density (RH) to Neighborhood Commercial (NC).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.	
<b>BACKGROUND</b>	<p>The application is in a developed portion of Little Rock. Most of the development (neighborhoods and businesses) was done from the mid-1950s through the mid-1970s. This site has been zoned Planned Development Commercial (PDC) District since 2001. Prior to that the site had been used as a Daycare Center for several decades.</p> <p>The land east of Glover Street was developed for businesses fronting Highway 10 (Cantrell Road). This land is zoned mostly C-3, General Commercial District. Multifamily uses are located to the east and north of the site. To the north is a larger apartment complex – Villas on Cantrell, zoned C-1, Neighborhood Commercial District. While to the west is a condominium development of attached residential zoned MF-6, Multifamily District (ninety-six (96) units per acre). To the immediate south is a single-family house zoned R-2, Single-Family District, with additional homes to the south and west in the Leawood Subdivision. The use pattern in the general area has not changes significantly for decades.</p>	

**BACKGROUND  
CONTINUED**

Glover Street does not have gutters or sidewalks. The gutter for the cross street is not broken as is common for street intersections. By Master Street Plan Standards, Glover Street would be a 'Commercial Street'. Such streets should be at least thirty-one (31)-foot paved width; Glover Street is closer to eighteen (18)-foot width.

The subject property is the only property that has its primary access from Glover Street. The other parcels along Glover Street are a side or rear relationship with no or emergency doors along the street. The Land Use Plan Map has used the roadway as the land use line. Commercial (C) is to the east and Residential High Density (RH) is the west. The actual uses have been commercial and single-family on the west side of Glover Street, with commercial uses to the east.

The Planning Commission reviewed this request at the November 10, 2022, meeting and there were no objectors present. Notices were sent to the Leawood Neighborhood Association, and a general notification to all Neighborhood Associations was made for the Planning Commission Meeting. Staff received no comments from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.