

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 3, 2019 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Interstate 430 Planning District (LU19-11-03)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To approve Land Use Plan amendment in the Interstate 430 Planning District from O, Office, to C, Commercial.</p> <p>None.</p> <p>Staff recommended approval. The Little Rock Planning Commission voted 10 for, 0 nays, and 1 absent to recommend approval of the Land Use Plan amendment.</p> <p>The property requesting the Land Use Plan change is northeast of intersection Kanis Road and Embassy Suites Drive. It is currently shown as Office on Land Use Plan and ±1.3 acres.</p> <p>The west portion of the property is undeveloped Office and east portion of property is a vacant hair salon and accessory structure. The site is within a prominent business center near the intersection of two (2) Interstates. Much of the retail and commercial is in the northern quadrants along Markham Street and Chenal Parkway. With Commercial also shown at the Kanis Road & Shackleford Road and Kanis Road & Bowman Road intersections. Large office areas are along Markham Street, west of Interstate 430, and Kanis Road, south Interstate 630. West of Interstate 430 along Kanis Road is mostly medical related office associated with Baptist Hospital. East of Interstate 430 is an area built as an Office Park with additional office uses surrounding it.</p>	

**BACKGROUND
CONTINUED**

Directly northeast, northwest, west, east of the subject property is currently undeveloped Office land approximately nine (9) acres in size. Southwest of subject property, southwest of Kanis Road and Centerview Drive intersection has recently (September 3, 2019) amended from Office to Commercial and is currently undeveloped, +2.2 acres. To the south there is +3.5 acres of undeveloped office land. In addition to these office areas, to the southwest of the property (east of Bowman Road) there is undeveloped Office and Commercial land both to the north and south of Kanis Road within the Mixed Office and Commercial (MOC) shown areas on the Plan.

There are two (2) commercial nodes at the arterial intersections to the west and east. To the west is the Bowman Road & Kanis Road intersection with a beverage shop, a Goodwill Donation Center, a strip mall to the northeast, and a big box retail shop (Lowe's) to the northwest of this intersection. To the east is the Shackelford Road & Kanis Road intersection with a gas station to the southwest, a bank, some restaurants to the southeast, a hotel and retail to the northwest, and Arkansas Farm Bureau to the northeast of this intersection.

To the west is an undeveloped C-3, General Commercial District, within the +13 acres of Mixed Office and Commercial land (MOC), as mentioned previously, southeast of Bowman & Kanis Roads. In this MOC shown area the remaining +11 acres is zoned as O-3, General Office District. The available undeveloped Office area on the Land Use map in the vicinity is approximately +16 acres including the amendment area. Two (2) areas are northeast and northwest of Embassy Suites Drive & Kanis Road (north of the site), and another is adjacent east of the amendment property. The available vacant O-3 zoned areas are more than the available C-3 zoned areas both on the Land Use plan and Zoning Map.

The Planning Commission reviewed this issue at its October 24, 2019, meeting and there were no objectors present. Please see the attached Commission minutes for a complete analysis. Notices were sent to the John Barrow Neighborhood Assoc. The president of John Barrow NA asked informational questions only. Staff attended the John Barrow monthly meeting and explained the amendment.