

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

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

| Subject: | Action Required: | Approved By: |
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| <p>Land Use Amendment (LU13-02) package west of Interstate 430 and south of Chenal Parkway</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>A Land Use package of amendments in the area west of Interstate 430 and south of Chenal Parkway/Kanis Road to make the plan more consistent with the likely future development pattern in the area.</p> | |
| FISCAL IMPACT | <p>None</p> | |
| RECOMMENDATION | <p>Staff recommends approval. The Little Rock Planning Commission voted to recommend the change after amendment on December 12, 2013, by a vote of 9 ayes, 0 nays and 2 absent.</p> | |
| CITIZEN PARTICIPATION | <p>Notices were sent to approximately 160 property owners and the following Neighborhood Associations: Bentley Court; Birchwood; Capital Lakes; Crystal Valley; Gibraltar/Point West/Timber Ridge; John Barrow; Otter Creek Homeowners and Merchants; Parkway Place; Plantation Acres; Sandpiper; Spring Valley Manor; Southwest Little Rock UPS; Wedgewood Creek; Westfield Home; and Woodlands Edge. A public hearing was held before the Little Rock Planning Commission December 12, 2013.</p> | |

BACKGROUND

Planning and Development Staff began reviewing this area in June 2013. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. After field visits and staff discussions, letters were sent to all neighborhood associations and major property owners in the area asking for suggested changes, staff then developed a package of changes. All the affected property owners were contacted regarding the possibility of changing the Land Use designation of their property in September 2013. Staff received numerous contacts to that letter. There were several written and verbal comments in support. In addition, there was a request not to make the suggested change for their property. The final package of changes was developed. Property owners and neighborhood associations were contacted in early November about the public hearing to consider the changes.

Area 1: Is located along the north side of Interstate 30, west of Crooked Creek. Change 'A' is to recognize the college campus with a Public Institutional designation. Change 'B' is to recognize the existing commercial zoning and uses – motel, party rental, and stone yard – storage and sales.

Area 2: Is located on either side of Stagecoach Road from Fourche Creek to Otter Creek Road. Change area 'A' is an office warehouse showroom type of development. (This is consistent with the Service Trades District.) Change area 'B' was removed from package. Change area 'C' is zoned R-2, Single-Family, and has several homes on it. (There are commercial uses to the north and west, the likely future use of this area is commercial in nature.) Change area 'D' is two (2) mini-warehouse developments, a salvage yard and C-2, Community Shopping, currently undeveloped. Based on the existing uses and zoning pattern the most likely future development pattern of this area is Service Trades District.

Area 3: Is two (2) areas along the east side of Stagecoach Road from between Baseline Road and Chateaus Lane. Change area 'A' is a doctor's clinic and partially undeveloped R-2, Single-Family, land. (Office rather than Public Institutional would be appropriate based on the zoning and land use patterns.) Change area 'B' is a restaurant on a portion of the area and homes on other

**BACKGROUND
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portions. The Mixed Use classification more accurately represents the existing and likely future pattern of development for this area.

Area 4: Is located southeast of the Colonel Glenn Road intersection with Pritchard Mill Road. This area is outside the City Limits but with the Little Rock zoning and planning areas. Change area 'A' is owned by Pulaski County Special School District and used as a support or satellite facility for the district. Public Institutional is more appropriate for this site. Change area 'B' is zoned R-2, Single-Family, and has single-family homes on large lots. Residential Low Density accurately represents the current and likely mid-term use of this land.

Area 5: Is located west of the Interstate 430 interchange with Colonel Glenn Road and continues west to the Church Road/Lawson Road intersection. Change area 'A' is zoned C-2, Community Shopping, and is mostly vacant with a car dealership and fast food restaurant. Based on this development pattern, Commercial would accurately portray how this area is developing. Change area 'B' is between Colonel Glenn and Lawson Roads, east of Church Road. There is a construction company with their materials storage, a dollar store, auto repair and several current or former home sites. The general area is developing with either car dealerships or office-warehouse types of developments. The Service Trades District is a more likely use pattern for this area in the future.

Area 6: Was removed from the package.

Area 7: Is located on the southeast corner of Kanis and Shackleford Roads. The area of change is two (2) food related retail businesses. Commercial classification more accurately reflects how this area has developed and likely to remain.

Area 8: Is located from the Bowman/Kanis Roads intersection area to the Financial Centre Parkway/Embassy Suites Drive intersection. Change area 'A' is a hospital, retail center, office building and clinics, and a bank. Much of the surrounding area is shown Mixed Office Commercial and this appears to be a better representation of the current and likely future development pattern. Change area 'B' is the south side of the Bowman/Kanis intersection.

**BACKGROUND
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The area has a couple of smaller retail uses, a mortuary service, and a liquor store. The Commercial classification provides a good representation of the use and zoning pattern as well as the likely future development pattern.

Area 9: Is located between Chenal Parkway and Kanis Road, west of Gamble Road to the west side of Kirby Road. Change area 'A' is zoned R-2, Single-Family, and developed as a single-family subdivision southwest of Shadow Lake Road and Nix Road. This area is likely to continue with this development pattern making Residential Low Density appropriate. Change area 'B' is along the west side of Kirby Road, south of Oak Meadow Drive. There is a fire station, church and private property owners' park on the land. All of these uses are consistent with the Public Institutional Use classification. Change area 'C' is along the west side of Kirby Road north of Kanis Road. The land is developed as an apartment complex. This use is not likely to change in the mid-term making the Residential Medium Density appropriate. Change area 'D' is along both sides of Old Towne Road. Currently along the street is a business center and small scale businesses. The development pattern is not likely to change in the mid-term. The Neighborhood Commercial classification is the best representation of the use pattern.

Area 10: Is located along Pride Valley Road west of Kanis Road. Change area 'A' is at the southwest corner of Pride Valley and Kanis Roads zoned R-2, Single-Family, and is developed as a single-family subdivision. Residential Low Density is the best representation of the current and likely future development pattern of this land. Change area 'B' is partially developed as a mini-warehouse development with small office buildings along Pride Valley. An expansion of the Suburban Office use reflects this office development type. Change area 'C' was removed from the package.

Staff believes this package of changes is a 'clean-up' to more accurately reflect the current and likely future development pattern in the area of the changes.