

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 17, 2015 AGENDA**

<p>Subject:</p> <p>Land Use Plan package of changes (LU14-02)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	Land Use Plan changes in the area east of Interstate 530 – Union Pacific Railroad to the Arkansas River to make the Plan more consistent with the likely future development pattern in the area.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	The Planning Commission reviewed the changes at its February 26, 2015, public hearing, and there were not objectors present. Notices were sent to the following neighborhood associations: Apple Blossom Neighborhood, Capitol Hill Neighborhood, Central High Neighborhood, College Station, Community Outreach Neighborhood, Downtown Little Rock Partnership, Downtown Neighborhood, East Little Rock Neighborhood, East Roosevelt Neighborhood, Granite Mountain Neighborhood, Hanger Hill Neighborhood, Hermitage POA, MacArthur Park POA, Meadowbrook Neighborhood, Martin Luther King Neighborhood, Pettaway Neighborhood, River Market District Neighborhood, Southend Coalition, South End Neighborhood Development Association, Whitmore Circle Neighborhood, Wright Avenue Neighborhood, Clinton National Airport, and Little Rock Port. Letters were sent to approximately fifty (50) property owners in the area. The Commission voted 8 ayes, 0 nays. 1 absent and 2 open positions to recommend the changes after amendment.

BACKGROUND

Planning and Development Staff began reviewing this area in August 2014. 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 in the area asking for suggested changes in the area. Staff then developed a package of changes. All the affected property owners were contacted regarding the possibility of changing the Land Use Plan designation of their property in November 2014. There were several written requests not to make the suggested change for their property (east of Shall Avenue, south of 9th Street - proposed change from Residential Medium Density to Light Industrial; and at the east end of East Port Drive – proposed change from Industrial to Commercial.) Staff modified the package removing the East Port Drive area from the package. The final package of changes was developed and property owners together with neighborhood associations were contacted in January 2015 regarding the public hearing to consider the changes.

Area 1 is east of Battery Street from 12th to 13th Streets. The change is from Mixed Office Commercial to Public Institutional. Arkansas Children's Hospital intends to develop support uses on this property.

Area 2 is the southeast corner of Dr. Martin Luther King Jr., Drive and 13th Street. The change is from Public Institutional to Mixed Office Commercial. Based on the existing uses and zoning pattern the most likely future development pattern of this area is some mixed of office and/or commercial uses making the Mixed Office Commercial classification most appropriate.

Area 3 is generally along Ringo and Chester Streets from 12th to 15th Streets. Change 03A is from Residential Low Density to Mixed Use (12th and Ringo Streets). The existing use is parking and storage related to the primary use along Chester Street (a funeral home). A change to Mixed Use as the property is along Chester Street would be a more appropriate Land Use designation. Change 03B is from Public Institutional to Commercial (Ringo Street – Daisy L Gatson Bates Drive). The change area is a commercial building with retail uses making the Commercial designation more appropriate.

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Change 03C is from Residential Low Density, Mixed Use, and Commercial to Public Institutional. The change area is parking lots for a church and Philander Smith College making the Public Institutional designation more appropriate.

Area 4 is generally along Dr. Martin Luther King Jr., Drive between 15th and 17th Streets. There are two (2) changes in this area. Change 04A is from Residential Low Density to Public Institutional (both sides of Dr. Martin Luther King Jr., Drive south of 15th Street). There are facilities on the land related to Arkansas Baptist College, thus Public Institutional is more appropriate for this land. The second change (04B) is from Mixed Use and Residential Low Density to Public Institutional (east of Dr. Martin Luther King Jr., Drive between 16th and 17th Streets). It is owned by Arkansas Baptist College and is part of their facilities. This is not likely to change in the future making a Public Institutional designation more appropriate to the use.

Area 5 is west of IZARD Street between 17th Street and Wright Avenue. The change is from Residential Low Density to Public Institutional. The change area is a church and related uses. This is not likely to change in the future making a Public Institutional more appropriate.

Area 6 is between Park and Schiller Streets, north of 26th Street. The change is from Residential Low Density to Public Institutional. This site is part of the Arkansas State Fairgrounds, making the designation of Public Institutional more appropriate.

Area 7 is west of Ringo Street at 30th Street. The change is from Park/Open Space to Residential Low Density. The change area is a single family home and vacant tracks of land. The use is likely to be single-family and not likely to be purchased for future open space making Residential Low Density the most appropriate designation.

Area 8 is generally either side of 33rd Street from Fulton Street to Arch Street. There are three (3) changes in this area. Change 08A is from Residential Low Density to Park/Open Space (south of 33rd Street, Fulton Street to IZARD Street). This land is within the floodway of Swaggerty Branch Creek. It is either currently parkland or vacant tracts. The most appropriate future use of this land is for open space. Change 08B is from Residential Low Density to Public Institution (both

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sides of Riffel Street). This land is owned and used by Greater Center Star Baptist Church. This is not likely to change in the future making Public Institutional the appropriate Land Use designation. Change 08C is from Mixed Use to Public Institutional (north of 34th Street, Gaines Street to Arch Street). The site is a City Parks Department maintenance facility. This use is not likely to change in the future making Public Institutional the appropriate Land Use designation.

Area 9 is south of Roosevelt Road, Louisiana Street to Main Street. The change is from Mixed Use and Commercial to Public Institutional. The change area is developed as church-related uses. This use is likely to continue with making Public Institutional more appropriate.

Area 10 is generally north of Roosevelt Road to 23rd Street, east of Interstate 30 to Rock Street. There are two (2) changes in this area. Change 10A is from Residential Low Density to Public Institutional (north of 23th Street, Commerce to Interstate 30). The change area of change is a church. The church is not likely to move making Public Institutional more appropriate. Change 10B is from Mixed Office Commercial to Mixed Use (Roosevelt Road to 24th Street, Commerce Street to Sherman Street). The area is mostly developed with the Our House development; however, there are remaining vacant tracts. Based on the currently uses of the land and likely future development, Mixed Use is the appropriate designation.

Area 11 is generally from Gaines to Spring Street, 15th Street to 17th Street. There are two (2) changes in this area. Change 11A is from Public Institutional to Residential Low Density (both sides of Arch Street, 15th to 16th Streets). The change area is mostly undeveloped. There had been a religious institution; however, the current owners intend to redevelop the area residentially making the Residential Low Density designation more appropriate. Change 11B is from Residential Low Density to Public Institutional (southwest of 16th and Spring Streets). The land is owned by a church and used primarily for a private educational facility. This is not likely to change in the future making the Public Institutional designation more appropriate.

Area 12 is generally from Bender Street to Calhoun Street and East 9th Street to Capitol Avenue. There are two (2)

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changes in this area. Change area 12A is a Little Rock School District storage facility. This use is not likely to change, making the Public Institutional classification the most appropriate. Change 12B is from Residential Medium Density to Light Industrial. The area of change is partially developed with one industrial user. With the airports expansion plans this area south and east of 9th Street is likely to become airport or airport related industrial uses in the future making the Light Industrial designation more appropriate.

Area 13 is generally the area from 9th Street to 13th Street, College Street to Thomas Street. There are four (4) changes in this area. Change 13A is from Residential Medium Density to Light Industrial (south of 9th Street, west of rail spur line) with an industrial user in place. This is not likely to change in the future making the Light Industrial designation more appropriate. Change 13B is from Residential Medium Density to Residential High Density (10th Street to 13th Street, east of Hanger Street). There is an existing apartment complex on this site. This is not likely to change in the future making the Residential High Density designation more appropriate. Change 13C is from Residential Medium Density to Public Institutional (either side for 12th Street, west of Hanger Street). There is a church and church parking lot on the land. This is not likely to change in the future making the Public Institutional designation more appropriate. Change 13D is from Residential Medium Density to Mixed Use Urban (south of 9th Street, east of Shall Street) and is church/parsonage, a materials yard – gravel and brick, and an office/warehouse type of building. This area is on the southeastern edge of the Presidential Library/Heiffer area and the City hopes to see new development of a more mixed urban type in the area - Mixed Use Urban designation would be more appropriate.

Area 14 is west of Security Avenue from of 16th Street to 18th Street. The change is from Residential Low Density to Industrial. The change area is used for industrial related uses. This use pattern is not likely to change in the future making it more appropriate to show this area as Industrial on the Land Use Plan.

Area 15 is generally the area from Springer Boulevard to Rodgers Street, State Highway 365 to Edge Street. There are six changes in this area. Change 15A is from Park/Open Space to Residential Low Density (Edge

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Street to Willard Street, south of Springer Boulevard). The change area is largely undeveloped. There are no plans to acquire this land for open space making the likely future development pattern Residential Low Density. Change 15B is from Industrial to Residential Low Density (Willard Street to '3M' Street, south of Springer Boulevard). This change area is outside the City Limits but within our planning jurisdiction. The area is partially developed residentially and is platted in to residential lots. The most likely future development pattern for this area is Residential Low Density. Change 15C is from Industrial to Park/Open Space (Willard Street to '3M' Street, south of Springer Boulevard). This change area is outside the City Limits but within our planning jurisdiction. It is an undeveloped portion of a tract. Since the Plan will show Single-Family to the north and Industrial to the south, this addition to the Plan is to provide a buffer between this two extremes in use Change 15D is from Park/Open Space to Industrial (Carolina Street to Willard Street, south of Springer Boulevard). This change area is outside the City Limits but within our planning jurisdiction. It is a partially developed portion of a tract. After review of the Land Use Plan Staff believes the previous designated Open Space 'buffer' should be reduced in size to allow a larger area for the Industrial development to the south. Change 15E is from Industrial to Park/Open Space (Edge Street to Carolina Street north of King Road). This change area is partially beyond the City Limits but within our planning jurisdiction. The City of Little Rock owns most of the land in question and will use it for open space. Thus a more appropriate designation for the area is Park/Open Space. Change 15F is from Industrial to Mining (King Road to Rogers Street, west of State Highway 365). This change area is outside the City Limits but within our planning jurisdiction. The land is largely undeveloped. The current owner is a mining business whose operations are to the south and west of this site. This land is likely to either be mining or provide a buffer from a mining area to non-mining area, thus a Land Use Plan designation of Mining should be the most appropriate designation.

Area 16 is generally the area west of State Highway 365, Wilson Street to Neely Road. There are two (2) changes in this area. This change area is on the southeastern edge of the Sweet Home community and along the highway to Wrightsville. Change 16A is from Residential Low Density to Service Trades District (west of State Highway

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365, south of Wilson Street). This change area is outside the City Limits but within our planning jurisdiction. There are existing businesses on the land, included a large 'you pull-it' type of business and the area. The most appropriate use to show on the Land Use Plan for this area would be Commercial. Change 16B is from Residential Low Density to Public Institutional (west of State Highway 365, north of Neely Road). This change area is outside the City Limits but within our planning jurisdiction. The Pulaski County Special School District has a facility on this land and stores school buses on a portion of the site. The use related to the public schools is not likely to change in the future and making the Public Institutional designation more appropriate.

Area 17 is generally the area north of Dixon Road and east of Interstate 530. There are two (2) changes in this area. Change 17A is from Industrial to Mining (both sides of Shamburger Lane, east of Interstate 530). This change area is outside the City Limits but within our planning jurisdiction. The land has been acquired by mining related operations and is adjacent to existing mines making this area a logical expansion area for mining operations in the future. To this end, staff believes it is appropriate to show this area for Mining. Change 17B is from Commercial to Industrial (northeast of Dixon Road and Shamburger Lane). This change area is outside the City Limits but within our planning jurisdiction. The land has some smaller industrial or service related businesses. Staff believes it is appropriate to show this area for Industrial on the Land Use Plan.

Area 18 is generally the area south of Dixon Road between Interstate 530 and State Highway 365. There are ten (10) changes in this area. Change 18A is from Commercial, Mining, and Residential Low Density to Mixed Use (along SE Willie Thomas Road). This change area is outside the City Limits but within our planning jurisdiction. With the existing uses and easy access to the freeway system, the location is appropriate for non-residential uses and higher density residential uses. The Mixed Use classification is the most appropriate Land Use Plan designation for the area. Change 18B is from Mining to Residential Low Density (south of Dixon Road, Wright Road to Willie Thomas Road). The area is predominately rural large track residential in nature. The Residential Low Density classification would appear to be the most appropriate

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designation for this area. Change 18C is from Mining to Residential Medium Density (south east of Wright and Dixon Roads). This Residential Medium Density area would be part of the transition from the commercial node at that intersection to the lower density and rural uses. Change areas 18D-G are a re-orientation of the Commercial Node at the proposed intersection of two Arterials on the Master Street Plan. Change 18D is from Commercial to Residential Medium Density (east of Wright and Dixon Roads). This is a wooded area and undeveloped. This Residential Medium Density area would be part of the transition from the commercial node at a better intersection to the lower density and rural uses. Change 18E is from Residential High Density to Residential Medium Density (north of Daugherty Road). This is a partial developed area with some larger tract residential as well as vacant tracts. This Residential Medium Density area would be part of the transition from the commercial node at that intersection to the lower density and rural uses. Change 18F is from Mining to Commercial (south east of Wright and Dixon Roads). This is a wooded area and undeveloped. This area would be the western and southwestern portion of the commercial node at the proposed intersection. Change 18G is from Commercial to Residential Medium Density (south of Daugherty Road). This is a partial developed area with some larger tract residential as well as vacant tracts. This Residential Medium Density area would be part of the transition from the commercial node at that intersection to the lower density and rural uses. Change 18H is from Mining to Residential Low Density (northwest of William and German Roads). This is a wooded area and undeveloped. With the close proximity of existing roads and large tract rural residential, this area is a logical expansion area of that use making Low Density Residential the most appropriate classification for this land. Change 18I is from Mining and Residential Low Density to Agriculture (Interstate 530 to German Road, south of Dixon Road). This is a largely wooded area with some cleared areas of large tracts and limited access to existing roads making it less likely for development in to suburban or extra-urban uses. Since it is likely to remain wooded or agricultural for the near future the Agriculture designation would appear to be the most appropriate. Change 18J is from Residential Low

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Density to Agriculture (Interstate 530 to German Road, north of Crist). This is a largely wooded area with some cleared areas of large tracts and limited access to existing roads making it less likely for development in to suburban or extra-urban uses. Since it is likely to remain wooded or agricultural for the near future the Agriculture designation would appear to be the most appropriate.

Area 19 is northeast of East Port Drive and Fourche Dam Pike Road. The change area is from Commercial and Park Open Space to Public Institutional. The existing church is not likely to move in the near future making a change to Public Institutional a more appropriate designation for the area.

Area 20 is the area at the end of Birdwood Drive. The change area is from Industrial and Park/Open Space to Public Institutional. The location is an existing wastewater treatment plant. This use is not likely to change in the future, making the Public Institutional classification most appropriate for the site.

Area 21 is the area both sides of 9th Street, east of Rock Street. The change is from Residential Medium Density to Mixed Use. This change is to reflect the existing use pattern of non-residential structures and uses and allow for redevelop using the Planned Zoning District process to assure compatibility. Mixed Use is the most appropriate designation for the short and mid-term use of this land.