

FILE NO.: LU14-02

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Name: Eastern Area Land Use Plan Amendment

Location: East of Union Pacific Rail line/Interstate 530

Request: Various

Source: Staff

PROPOSAL / REQUEST:

As part of the City's efforts to keep the Future Land Use Plan current, Staff reviewed the Plan in the area east of Union Pacific Rail line/Interstate 530. The package has twenty-one areas with changes; each area has from one to ten changes:

Area 1 is east of Battery from 12<sup>th</sup> to 13<sup>th</sup> Streets. The change is from Mixed Office Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 2 is the southeast corner of Dr. Martin Luther King Jr, Drive and 13<sup>th</sup> Street. The change is from Public Institutional to Mixed Office Commercial. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

Area 3 is generally along Ringo and Chester Streets from 12<sup>th</sup> to 15<sup>th</sup> Streets. There are three changes in this area. Change 03A is from Residential Low Density to Mixed Use (12<sup>th</sup> and Ringo). Mixed Use provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. Change 03B is from Public Institutional to Commercial (Ringo – Daisy L Gatson Bates Drive). The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Change 03C is from Residential Low Density, Mixed Use, and Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 4 is generally along Dr. Martin Luther King Jr, Drive between 15<sup>th</sup> and 17<sup>th</sup> Streets. There are two changes in this area. Change 04A is from Residential Low Density to Public Institutional (either side of Dr. Martin Luther King Jr, Drive south of 15<sup>th</sup> Street).

Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The second change (04B) is from Mixed Use and Residential Low Density to Public Institutional (east of Dr. Martin Luther King Jr, Drive between 16<sup>th</sup> and 17<sup>th</sup> Streets). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 5 is west of IZARD Street between 17<sup>th</sup> Street and Wright Avenue. The change is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 6 is between Park and Schiller Streets, north of 26<sup>th</sup> Street. The change is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 7 is west of Ringo, at 30<sup>th</sup> Street. The change is from Park/Open Space to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 8 is generally either side of 33<sup>rd</sup> Street from Fulton to Arch Street. There are three changes in this area. Change 08A is from Residential Low Density to Park/Open Space (south of 33<sup>rd</sup> Street, Fulton to IZARD). Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 08B is from Residential Low Density to Public Institutional (both sides of Riffel Street). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 08C is from Mixed Use to Public Institutional (north of 34<sup>th</sup> Street, GAINES to Arch). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 9 is south of Roosevelt Road, Louisiana to Main Street. The change is from Mixed Use and Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 10 is generally north of Roosevelt Road to 23<sup>rd</sup> Street, east of Interstate 30 to Rock Street. There are two changes in this area. Change 10A is from Residential Low Density to Public Institutional (north of 23<sup>th</sup> Street, Commerce to Interstate 30). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 10B is from Mixed Office Commercial to Mixed Use (Roosevelt

Road to 24<sup>th</sup> Street, Commerce to Sherman Streets). Mixed Use provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 11 is generally from Gaines to Spring Street, 15<sup>th</sup> to 17<sup>th</sup> Streets. There are two changes in this area. Change 11A is from Public Institutional to Residential Low Density (both sides of Arch Street, 15<sup>th</sup> to 16<sup>th</sup> Streets). Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 11B is from Residential Low Density to Public Institutional (southwest of 16<sup>th</sup> and Spring Streets). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 12 is generally from Bender to Calhoun and E 9<sup>th</sup> Street to Capitol Avenue. There are two changes in this area. Change 12A is from Residential Medium Density to Public Institutional (Bender to Reichardt Street, Capitol Avenue to 6<sup>th</sup> Street). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 12B is from Residential Medium Density to Light Industrial (south of 9<sup>th</sup> Street and east of Calhoun). Light Industrial provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Area 13 is generally the area from 9<sup>th</sup> to 13<sup>th</sup> Streets, College to Thomas Street. There are three changes in this area. Change 13A is from Residential Medium Density to Light Industrial (south of 9<sup>th</sup> Street, west of rail spur line). Light Industrial provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. Change 13B is from Residential Medium Density to Residential High Density (10<sup>th</sup> to 13<sup>th</sup> Streets, east of Hanger). Residential High Density accommodates residential development of more than twelve (12) dwelling units per acre. Change 13C is from Residential Medium Density to Public Institutional (both sides for 12<sup>th</sup> Street, west of Hanger Street). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 13D is from Residential Medium Density to Mixed Use Urban (south of 9<sup>th</sup> Street, east of Shall Street). Mixed Use Urban provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.

Area 14 is west of Security from of 16<sup>th</sup> Street to 18<sup>th</sup> Street. The change is from Residential Low Density to Industrial. Industrial encompasses a wide variety of

manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development 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 to Willard Street, south of Springer Boulevard). Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 15B is from Industrial to Residential Low Density (Willard Street to '3M' Street, south of Springer Boulevard). Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 15C is from Industrial to Park/Open Space (Willard Street to '3M' Street, south of Springer Boulevard). Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 15D is from Park/Open Space to Industrial (Carolina to Willard, south of Springer Boulevard). Industrial encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. Change 15E is from Industrial to Park/Open Space (Edge to Carolina north of King Road). Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 15F is from Industrial to Mining (King to Rogers, west of State Highway 365). Mining provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 16 is generally the area west of State Highway 365, Wilson Street to Neely Road. There are two changes in this area. Change 16A is from Residential Low Density to Service Trades District (west of State Highway 365, south of Wilson Street). The Service Trades District provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. Change 16B is from Residential Low Density to Public Institutional (west of State Highway 365, north of Neely Road). Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 17 is generally the area north of Dixon Road and east of Interstate 530. There are two changes in this area. Change 17A is from Industrial to Mining (both sides of

Shamburger Lane, east of Interstate 530). Mining provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. Change 17B is from Commercial to Industrial (northeast of Dixon Road and Shamburger Lane). Industrial encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 18 is generally the area south of Dixon Road between Interstate 530 and State Highway 365. There are ten changes in this area. Change 18A is from Commercial, Mining, and Residential Low Density to Mixed Use (along SE Willie Thomas Road). Mixed Use provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. Change 18B is from Mining to Residential Low Density (south of Dixon Road, Wright Road to Willie Thomas Road). Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 18C is from Mining to Residential Medium Density (south east of Wright and Dixon Roads). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. Change 18D is from Commercial to Residential Medium Density (east of Wright and Dixon Roads). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. Change 18E is from Residential High Density to Residential Medium Density (north of Daugherty Road). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. Change 18F is from Mining to Commercial (south east of Wright and Dixon Roads). Commercial includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Change 18G is from Commercial to Residential Medium Density (south of Daugherty Road). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. Change 18H is from Mining to

Residential Low Density (northwest of Williams and German Roads). Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 18I is from Mining and Residential Low Density to Agriculture (Interstate 530 to German Road, south of Dixon Road). The agricultural encourages the continuation of agricultural uses for a transition between rural areas and the urban fringe. Change 18J is from Residential Low Density to Agriculture (Interstate 530 to German Road, north of Crist). The agricultural encourages the continuation of agricultural uses for a transition between rural areas and the urban fringe.

Area 19 is north east of East Port Drive and Fourche Damn Pike Road. The change is from Commercial and Park Open Space to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 20 is the area at the end of Birdwood Drive. The change is from Industrial and Park/Open Space to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 21 is the area both sides of 9<sup>th</sup> Street, east of Rock Street. The change is from Residential Medium Density to Mixed Use. Mixed Use provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

#### ANALYSIS:

The 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. Only a couple informational calls were received. Staff then developed a package of changes and identified affected property owners. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in November 2014. Staff received numerous phone calls and email responses to that letter notifying them of the proposed changes. Most contacts were informational only. There were several written requests not to make the suggested change for their property (east of Shall, south of 9<sup>th</sup> 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 about the public hearing to consider the changes.

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. This resulting 'package' of changes should create a more accurate Future Land Use Plan that all can use, whether public or private.

Area 1 is east of Battery Street from 12<sup>th</sup> to 13<sup>th</sup> Streets. The change is from Mixed Office Commercial to Public Institutional. To the north, south and east is O-2 (Office and Institutional District) with some O-3 (General Office District) zoning. To the north and east are parking lots and buildings which are part of Arkansas Children's Hospital campus. To the south is undeveloped land owned by the hospital. To the west is, C-3 (General Commercial) with a former grocery store, currently owned by the hospital and last used for as an office and child care facility. The area of change is zoned O-2 (Office and Institutional District) and owned by Children's Hospital. Children's Hospital intends to develop support uses on this property related to their overall campus.

Area 2 is the southeast corner of Dr. Martin Luther King Jr, Drive and 13<sup>th</sup> Street. The change is from Public Institutional to Mixed Office Commercial. To the north, south and west is O-2 (Office and Institutional District) with some O-3 (General Office District), C-3 (General Commercial) and PCD (Planned Commercial District). The areas are partially developed with commercial and office developments with some vacant land. To the East is R-4 (Two-Family District) zoning with single family detached homes. The Change area is zoned O-3 (General Office District) and has a parking lot for a neighboring building on it. 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 12<sup>th</sup> to 15<sup>th</sup> Streets. In all directions is R-4 (Two-Family District) zoning with single family detached homes. Along Chester and Daisy Gatson Bates Drive there is O-3 (General Office District), C-3 (General Commercial) and I-2 (Light Industrial District) zoning with businesses and parking. Change 03A is from Residential Low Density to Mixed Use (12<sup>th</sup> and Ringo) and is zoned O-3 (General Office District) and O-1 (Quiet Office District) with a Conditional Use permit. The existing use is for 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 would be a more appropriate Land Use designation. Change 03B is from Public Institutional to Commercial (Ringo – Daisy L Gatson Bates Drive). The change area is zoned I-2 (Light Industrial District) and is a commercial building with retail uses making the Commercial designation more appropriate. Change 03C is from Residential Low Density, Mixed Use, and Commercial to Public Institutional. The change area is C-3 (General Commercial District) and R-4 (Two-Family District) zoning with parking lots on the site 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 15<sup>th</sup> and 17<sup>th</sup> Streets. There are two changes in this area. To the east is mostly R-3 (Single Family District) and R-4 (Two-Family District) zoned land, with single family detached homes. Along Dr. Martin Luther King to the north is C-3 (General Commercial District) and PCD

(Planned Commercial District) zoning with businesses. To the south is R-3 (Single Family District) and R-4 (Two-Family District) zoned land with C-3 (General Commercial District) at the intersection with Roosevelt Road. There are single-family homes and vacant tracks on this land with some commercial uses at the major intersection to the south. Change 04A is from Residential Low Density to Public Institutional (both sides of Dr. Martin Luther King Jr, Drive south of 15<sup>th</sup> Street) and is R-3 (Single Family District) and R-4 (Two-Family District) with a Conditional Use Permit. 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 16<sup>th</sup> and 17<sup>th</sup> Streets) and is zoned C-3 (General Commercial District) and R-4 (Two-Family District) with a Conditional Use permit. 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 Icard Street between 17<sup>th</sup> Street and Wright Avenue. The change is from Residential Low Density to Public Institutional. The surrounding areas are zoned R-4 (Two-Family District) with single-family homes. There is some C-3 (General Commercial District) and PCD (Planned Commercial District) zoned property to the west with businesses near the Wright Avenue/Chester Street intersection. The change area is zoned R-4 (Two-Family District) and C-3 (General Commercial District) with a Conditional Use Permit for a church and related uses. This is not likely to change in the future making a Public Institutional designation more appropriate to the use.

Area 6 is between Park and Schiller Streets, north of 26<sup>th</sup> Street. The change is from Residential Low Density to Public Institutional. The surrounding areas are mostly zoned R-3 (Single Family District) and R-4 (Two-Family District). Generally to the west and southwest is the State Fairgrounds while to the east, north and southeast are single-family detached homes. There is some O-3 (General Office District) and C-3 (General Commercial District) to the west owned by the State Fair and part of their development. While to the northeast along Roosevelt Road is some land zoned C-3 (General Commercial District) and PCD (Planned Commercial District), with a former school site and several smaller structures but residential and non-residential in nature. The change area is zoned R-3 (Single Family District) and owned by the State Fair. This site is part of the State Fairgrounds, making the designation of Public Institutional more appropriate.

Area 7 is west of Ringo at 30<sup>th</sup> Street. The change is from Park/Open Space to Residential Low Density. The surrounding area is mostly zoned R-3 (Single Family District) with homes and vacant lots. There is a large former school building to the west. To the southeast is some land zoned PR (Park District) and owned by the City of Little Rock, part of the Swaggerty Branch Creek. The change area is zoned R-3 (Single Family) with 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 33<sup>rd</sup> Street from Fulton to Arch Street. There are three changes in this area. To the north, northwest, and north east is R-3 (Single Family District) zoned land with single-family homes and vacant lots. To west and southwest is PR (Park District) and R-4 (Two-Family District) zoned land, with the closer land undeveloped open space and beyond that to the west are single-family homes. To the southeast is I-3 (Heavy Industrial District) zoned land for the railroad and C-1 (Neighborhood Commercial District) and C-3 (General Commercial District) with some vacant lots and businesses along Arch Street. Change 08A is from Residential Low Density to Park/Open Space (south of 33<sup>rd</sup> Street, Fulton to Icard). This land is currently zoned R-4 (Two-Family District) and is within the floodway of Swaggerty Branch Creek. It is either currently parkland or vacant tracts. The best and most appropriate future use of this land is for open space. Change 08B is from Residential Low Density to Public Institutional (both sides of Riffel Street). North of Riffel the land is zoned R-4 (Two-Family District) and to the south is R-3 (Single Family) with Conditional Use permit. 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 most appropriate Land Use designation. Change 08C is from Mixed Use to Public Institutional (north of 34<sup>th</sup> Street, Gaines to Arch). The site is zoned I-1 (Industrial Park) and C-3 (General Commercial District) and is a City Parks Department maintenance facility. This use is not likely to change in the future making Public Institutional the most appropriate Land Use designation.

Area 9 is south of Roosevelt Road, Louisiana to Main Street. The change is from Mixed Use and Commercial to Public Institutional. To the south, southwest and southeast is R-4 (Two-Family District) with single-family homes. To the north is 'Capitol Zoning' with businesses and homes. To the east along Roosevelt Road is C-3 (General Commercial District) zoned land with businesses and vacant tracts. The change area is zoned R-4 (Two-Family District) and C-3 (General Commercial District) with a Conditional Use Permit and developed church related uses. This area is likely to continue with this development pattern making Public Institutional more appropriate.

Area 10 is generally north of Roosevelt Road to 23<sup>rd</sup> Street, east of Interstate 30 to Rock Street. There are two changes in this area. To the north the land is zoned R-4 (Two-Family District) with single-family homes. To the west is zoned PCD (Planned Commercial District) and is the site of the former VA Hospital that has been partially redeveloped for office residential and public uses. To the east is I-2 (Light Industrial District) zoning with commercial uses along the freeway. To the south along Roosevelt Road is C-3 (General Commercial District), PCD (Planned Commercial District), and PDC (Planned District Commercial) zoned land with businesses and vacant parcels. Change 10A is from Residential Low Density to Public Institutional (north of 23<sup>rd</sup> Street, Commerce to Interstate 30). The change area of change is zoned R-4 (Two-Family District) with a portion having a Conditional Use Permit for 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 24<sup>th</sup> Street, Commerce to Sherman Streets). The area of change is zoned R-4 (Two-Family District) with a portion having a Conditional Use Permit, PDO (Planned District Office) and PCD (Planned Commercial

District). The area is mostly developed with the Our House development but there are remaining vacant tracts. Based on the currently uses of the land and likely future development, Mixed Use is the best likely future development pattern of this land.

Area 11 is generally from Gaines to Spring Street, 15<sup>th</sup> to 17<sup>th</sup> Streets. There are two changes in this area. All the surrounding area is 'Capitol Zoning' and is developed with non-residential along Broadway and residential generally along other streets. Change 11A is from Public Institutional to Residential Low Density (both sides of Arch Street, 15<sup>th</sup> to 16<sup>th</sup> Streets). The change area is zoned Capitol Zoning M (this is a residential classification) and is mostly undeveloped. There had been a religious institution on much of this site but 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 16<sup>th</sup> and Spring Streets) is zoned Capital Zoning M (this is a residential classification). 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 to Calhoun and E 9<sup>th</sup> Street to Capitol Avenue. There are two changes in this area. To the north is R-4 (Two-Family District) with single-family homes and vacant lots. To the east is PR (Park District) and I-2 (Light Industrial District) with city parks on the PR land and the industrial land related to the airport or vacant. To the west is land zoned UU (Urban Use District) and I-3 (Heavy Industrial District). This is a historically industrial area that has started to redevelop with other uses around the Presidential Library and Heifer developments. Change area 12A is zoned R-4 (Two-Family District) and 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. To the northwest is a small area of I-3 (Heavy Industrial) with R-4 (Two-Family District) zoning beyond that. The industrial land is vacant and the residential is partially developed with single-family homes. To the northeast is PR (Park) zoned land with a community park. To the east and southeast is R-3 (Single Family District) with I-2 (Light Industrial) beyond that. The residential is partially developed with single-family homes and churches, with the industrial land mostly vacant or part of the landing field for the airport. To the southwest is I-3 (Heavy Industrial) and is vacant. The area of change is zoned I-3 (Heavy Industrial) it is partially developed with one industrial user. With the airports expansion plans this area south and east of 9<sup>th</sup> 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 9<sup>th</sup> to 13<sup>th</sup> Streets, College to Thomas Street. There are four changes in this area. To the west, northwest and southwest is generally R-4 (Two-Family District) and R-4A (Low Density Residential District) zoning and partially developed with single-family homes. To the East, northeast and southeast is I-3 (Heavy Industrial) and I-2 (Light Industrial) zoning with larger industrial uses. Change 13A is from Residential Medium Density to Light Industrial (south of 9<sup>th</sup> Street, west of rail spur line) and is zoned I-3 (Heavy Industrial) 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 (10<sup>th</sup> to 13<sup>th</sup> Streets, east of Hanger). The area is zoned MF-18 (Multifamily 18-units per acre District). There is an existing apartment complex on a large portion of this area. 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 12<sup>th</sup> Street, west of Hanger Street). The current zoning of the area is R-4 (Two-Family District). 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 9<sup>th</sup> Street, east of Shall Street) and is zoned I-2 (Light Industrial) with a 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 from of 16<sup>th</sup> Street to 18<sup>th</sup> Street. The change is from Residential Low Density to Industrial. To the north and west is I-3 (Heavy Industrial) and I-2 (Light Industrial) zoning with industrial uses. To the east and south is R-3 (Single Family District) with single family homes. The change area is zoned PID (Planned Industrial District) and is R-3 (Single Family District). All the land 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. Much of the area to the north and west is zoned R-2 (Single Family District with a PRD (Planned Residential District) and PDR (Planned District Residential). There are large areas undeveloped as well as single-family detached and attached units in the area. Along Springer Boulevard is some C-3 (General Commercial) and a PCD (Planned Commercial District) which are mostly developed with businesses. To the south and southeast is outside the city and not zoned. There are large areas of undeveloped land as well and some industrial and heavy commercial uses as well as areas of mining activity. Change 15A is from Park/Open Space to Residential Low Density (Edge to Willard Street, south of Springer Boulevard). The change area is zoned R-2 (Single Family District) but 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 and is not zoned. 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 and is not zoned. 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 to Willard, south of Springer Boulevard). This change area is outside the City Limits but within our planning jurisdiction and is not zoned. 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 to Carolina north of King Road). This change area is partially beyond the City Limits but within our planning jurisdiction, that portion within the City is zoned R-2 (Single Family District) and that portion beyond the City Limits is not zoned. 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 on the Land Use Plan. Change 15F is from Industrial to Mining (King to Rogers, west of State Highway 365). This change area is outside the City Limits but within our planning jurisdiction and is not zoned. The land is largely undeveloped and use used. The current owner is a mining business whose operations are to the south and west of this site, making the site a potential expansion area and buffer to non-mining operations. To benefit not only the owner but others who might want to acquire land in the area or build a structure this change to Mining should help all make better decisions for future development in the vicinity. 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 changes in this area. There is no zoning in the vicinity. This change area is on the southeastern edge of the Sweet Home community and along the highway to Wrightsville. To the north and west is Sweet Home with homes, churches and businesses. Along the highway, homes and businesses can be found. Change 16A is from Residential Low Density to Service Trades District (west of State Highway 365, south of Wilson Street). This change area is outside the City Limits but within our planning jurisdiction and is not zoned. There are existing businesses on the land, included a large 'you pull-it' type of business and the area is not likely to become non-residential in the future. 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 and is not zoned. 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 changes in this area. There is no zoning in the vicinity. To the north northeast and northwest are mining operations or undeveloped land owned by mining companies. To the south are two large public school campuses and beyond that are large rural tracts. 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 and is not zoned. 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 on the Land Use Plan. 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 and is not zoned. The land in this area is smaller tracts and has some smaller industrial or service related businesses to the adjacent mining operations. 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 changes in this area. To the north are two public school campuses and beyond that is land used primarily for mining. To the south and east is rural land with some homes and businesses located along major roads. The community of Sweet Home is to the northeast and the town of Wrightsville is to the southeast. Interstate 530 provides a barrier along the west with rural lands to the west. 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 and is not zoned. There are two businesses in the area with the majority of the land undeveloped wooded and partially wooded. 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 designation for this area. Change 18C is from Mining to Residential Medium Density (south east of Wright and Dixon Roads). This is a wooded area and undeveloped. The Master Street Plan proposes a major intersection to the east. 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. The Master Street Plan proposes a major intersection to the south. 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 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. The Master Street Plan proposes a major intersection to the south. 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. The Master Street Plan proposes a major intersection to the east. 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. The Master Street Plan proposes a major intersection to the west and south. 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 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 Damn Pike Road. To the north is zoned R-2 (Single Family District) and is a developed single-family subdivision of homes. To the west and south is land zoned C-3 (General Commercial District) and development with businesses. To the east and south east is land zoned I-2 (Light Industrial) with a business on a portion and the remaining land cleared and vacant. The change area is from Commercial and Park Open Space to Public Institutional. The land is zoned C-3 (General Commercial District) and OS (Open Space District) with a church. 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. To the north is R-2 (Single Family District) and unzoned land (outside the city limits) which is undeveloped wooded and Arkansas River flood zone land. To the east is the Arkansas River and to the west and south is I-3 (Heavy Industrial District) land that is partial developed with manufacturing uses. The change area is from Industrial and Park/Open Space to Public Institutional. The zoning is R-2 (Single Family District) with 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 9<sup>th</sup> Street, east of Rock Street. In all directions the zoning is R-4A (Low Density Residential District) with single-family homes and apartments. The change is from Residential Medium Density to Mixed Use. The site is zoned PDC (Planned Commercial District) and R-4A (Low Density Residential District) with existing businesses. 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.

In response to the second notice mailed January 26, 2015, Staff received several informational contacts. Including one request to be removed from the package of Land Use Plan changes at East 10<sup>th</sup> Street and Shall Avenue (1400 East 10<sup>th</sup> Street).

NEIGHBORHOOD COMMENTS:

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 55 property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing in November. There were requests to not proceed in two areas, which staff is honoring. The second mailing on January 26, 2015 was sent to approximately 50 property owners and the same neighborhood associations to notify them of the public hearing. Staff received several informational contacts and one request for removal from the package of changes.

STAFF RECOMMENDATIONS:

Staff wishes to amend the package to remove the northeast corner of 10<sup>th</sup> Street and Shall Avenue from the package of changes. This package of amendments is designed to make the Future Land Use Plan more representative of current and likely mid-term future uses for this area. Staff recommends the approval of the amended package of changes.

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PLANNING COMMISSION ACTION:

(FEBRUARY 26, 2015)

Walter Malone, Planning Staff reviewed the changes to be made. The item was placed on the consent agenda for approval as amended. By a vote of 8 for, 1 absent and 2 open positions the consent agenda was approved.