

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2020 AGENDA**

Subject:	Action Required:	Approved By:
Land Use Plan Amendment – Pinnacle Planning District – LU20-15-01	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	Approve a Land Use Plan amendment in the Geyer Springs West Planning District 10217 Chicot Rd from SO, Suburban Office, and RL, Residential Low, to NC, Neighborhood Commercial, and PK/OS, Park Open Space.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval. The Little Rock Planning Commission vote to recommend the change by a vote of 7 ayes, 0 nays, and 4 absent.	
BACKGROUND	<p>The property in question is located at 10217 Chicot Road, northeast of intersection of Chicot Road and Mabelvale Cutoff and is currently shown as SO, Suburban Office, and RL, Residential Low Density, on the Plan. The property is vacant and wooded. The request is to amend ± 5 acres of SO and RL to NC, Neighborhood Commercial, with a twenty (20)-foot wide strip along the north of the property as PK/OS, Park Open Space.</p> <p>Prominent commercial area is around the Mabelvale Cutoff/Chicot Road intersection. The northwest quadrant of the intersection, along Chicot Road to Rebecca Drive is a commercial strip and currently there are a Family Dollar, a Bond Bail business, a restaurant, and a tire shop on it.</p>	

**BACKGROUND
CONTINUED**

There is an available ± 2.3 acres of undeveloped Commercial land in this strip. To the west of this commercial strip along Mabelvale Cutoff is shown as Mixed Use on the Plan and mostly SF homes on it. To the northeast of the same intersection is Commercial on the Plan. There is a convenience store with gas pumps and car wash along Chicot Road and further east is mini-warehouse development. These uses are directly south of the amendment area. Between these two (2) use areas, there is a ± 1.5 acre undeveloped commercial lot. To the east of these commercial lands are mostly single-family homes along Mabelvale Cutoff on RL shown land. In addition to these homes, there is a church on two (2) lots shown as PI, Public Institution. To the southeast of the same intersection is a strip of commercial land with a vacant commercial lot, another dollar store, and then a vacant commercial lot on it. To the east of this commercial area are single family homes on RL shown land along Mabelvale Cutoff. To the southwest of the same intersection is shown as Commercial on the Plan. It is mostly vacant and there is an unoccupied/vacant commercial building, previously a dairy shop. There are two (2) churches on the PI to the south of this mostly vacant commercial land. To the west of this vacant commercial land is shown as a Mixed Use strip along south of Mabelvale Cutoff to Legion Hut Road.

The total Commercial Land Use is ± 22 acres at the intersection and ± 9 acres of it is vacant. That means 60% percent of the Commercial land in the immediate vicinity is occupied and 40% percent of the commercial land is vacant.

The Planning Commission reviewed this request at their March 12, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Chicot, Legion Hut, and West Baseline Neighborhood Association, were notified of the public hearing.