

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 17, 2022 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment West Fourche Planning District (LU2022-22-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	To approve a Land Use Plan amendment in the West Fourche Planning District at 19300 Lawson Road from Residential Low Density (RL) to Commercial (C).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommended approval of the amendment. The Little Rock Planning Commission recommended approval by a vote of 9 for, 0 against, 1 recusal and 1 vacancy.	
<b>BACKGROUND</b>	<p>The application site is situated along the north side of Lawson Road, just west of Marsh Road, which is located at the edge of the City’s Planning and Zoning Jurisdiction. Lawson Road does function as a main transportation line from areas to the west into Little Rock. Both Marsh Road and Beachamp Road have been designated on the City and Regional transportation plans as ‘Minor Arterials’. Since Lawson Road has been an important connector roadway for decades, a scattering of non-residential uses developed over the years.</p> <p>The overall development pattern has not changed significantly in the last two (2) decades. The most noticeable change has been the development of Lochridge Estates, which is a single-family subdivision northeast of Marsh Road and Lawson Road. From the application site to the south, west and north are larger lots and tracts, many with single-family houses.</p>	

**BACKGROUND  
CONTINUED**

Large areas remain undeveloped and wooded to the north and southwest of the site.

The amendment site is at the boundary between areas designated for Residential Low Density (RL) and Commercial (C) on the Land Use Pan Map. The site has commercial zoning on the properties to the east and west. There is C-3, General Commercial District, on the wooded tract to the east. A PD-C, Planned Development - Commercial District is to the west. The amendment would shift of the Land Use Plan Map use line to the west. It does not introduce a new Land Use designation to the immediate area. There are significant areas of undeveloped wooded land in the vicinity where residential development could still occur. This undeveloped land is already zoned R-2, Single-Family District, and shown on the plan as Residential Low Density. The application site could address the demands created by the increase in residential development in the vicinity.

The Planning Commission reviewed this request at April 14, 2022, meeting and there were no objectors present. Notices were sent to the Citizens of West Pulaski County neighborhood association. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.