

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>Land Use Plan Amendment package - north of Interstate 630 between Interstate 430 and the Arkansas State Capitol (LU18-02)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>To make various changes to the Land Use Plan in the area north of Interstate 630, between Interstate 430 and the Arkansas State Capitol, to make the Land Use Plan more representative of the likely future development in the near and mid-range.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval. At their May 9, 2019 hearing by a vote of 10 ayes, 0 nays and 1 absent the Planning Commission recommended approval of the amended package.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>As part of the City’s efforts to keep the Future Land Use Plan current, staff reviewed the plan in the late summer of 2018 for the area between Interstate 630 to the Arkansas River and Interstate 430 to the Arkansas State Capitol Complex. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations in the area asking for suggested changes in the area in late July.</p>	

**BACKGROUND
CONTINUED**

After field visits and discussions, staff 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 late December 2018. In addition, the neighborhood-based groups were notified of the proposed changes and invited to comment. Staff received several phone contacts for information as a result of this notice letter. Two (2) owners requested that their properties not be changed and staff removed those areas from the draft package of changes. A second letter was developed and notices were sent to approximately twenty-six (26) property owners and all the previous Neighborhood Association for this public hearing on the change 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. As a result of a property owner request, staff would like to amend Area 1-D to make the change from Residential High Density to Residential Medium Density. Staff recommends the approval of the package as amended. The resulting amended 'package' of seven (7) areas with changes should create a more accurate Future Land Use Plan all can use, whether public or private.