

FILE NO.: LU18-02

Name: North Central Land Use Plan Amendment

Location: I-630 to Arkansas River, I-430 to Arkansas State Capitol Complex

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 between I-630 to Arkansas River, I-430 to Arkansas State Capitol Complex. The package has seven areas with changes:

Area 1 is four areas around the 'Hillcrest Commercial' District along Kavanaugh Boulevard from Walnut to Van Buren. Change 1A is along the east side of Beechwood between Hillcrest and I Streets. The change is from Residential Low Density to Residential Medium Density. Medium Density Residential 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 1B is along the south side of Woodlawn Drive between Walnut and Ash Streets. 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. Change 1C is along the north side of Kavanaugh Boulevard from Spruce to Monroe Street. The change is from Office to Commercial. 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 1D is west of Kavanaugh Boulevard between H and I Streets. The change is from Residential High Density 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 2 is an area between Markham and A Streets, east of Harrison Street. The change is from Office to Commercial. 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.

Area 3 is three areas generally near Kavanaugh Boulevard from Crestwood Drive to Evergreen Drive. Change 3A is generally between L and Crestwood Drive, west of Kavanaugh Boulevard. The change is from Residential Low Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 3B is south of North Lookout Road, east of Hillcrest Street. The change is from Residential High 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. Change 3C is between Kavanaugh Boulevard and Harrison, north of Evergreen Drive. The change is from Commercial to Residential Medium Density. Medium Density Residential 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.

Area 4 is to the southwest of the intersection of 7th Street and Johnson 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 5 is two areas generally along Grassy Flat Creek from Reservoir Road to Rodney Parham Road. Change 5A is east of Reservoir Road and south of Grassy Flat Creek. 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. Change 5B is generally along Grass Flat Creek from Reservoir Road to Old Forge Drive. The change is from Residential Low Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Area 6 is two areas generally north of Rock Creek and south of Capitol Avenue, west of Rodney Parham Road. Change 6A is north of Rock Creek, south of Capitol Avenue, near Sunnymead Drive. The change is from Residential Low Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 6B is north of Rock Creek, south of Capitol Avenue, west of Rodney Parham Road. 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 Tyler Street, north of Kavanaugh Boulevard. The change is from Commercial 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.

ANALYSIS:

The Planning and Development staff began reviewing this area in the late summer of 2018. 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. In September after receiving only informational contacts, Staff began field reviews.

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 also notified of the proposed changes and invited to comment. Staff received several phone contacts for information as a result of this notice letter. Two 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 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. The resulting 'package' of changes should create a more accurate Future Land Use Plan all can use, whether public or private.

Area 1 is four areas around the 'Hillcrest Commercial' District along Kavanaugh Boulevard from Walnut to Van Buren. Change 1A is along the east side of Beechwood between Hillcrest and I Streets. The change is from Residential Low Density to Residential Medium Density. To the northwest, west and east is generally R-2 (Single Family District) zoning with single-family homes and duplexes. To the northeast is Alsopp Park, zoned PR (Park District). To the south are varies residential zoning classifications and Commercial with duplexes, single-family houses, and a small complex. The area proposed for the Land Use Plan change is zoned R-5 (Urban Residential District) and R-4 (Two-Family District) with duplexes and apartments. This use pattern is not likely to change, thus Residential Medium Density more accurately represents the current and future use of the land. Change 1B is along the south side of Woodlawn Drive between Walnut and Ash Streets. The change is from Residential Low Density to Public Institutional. There is R-2 (Single Family District) land in all directions with single-family homes on the parcels. The area proposed for the Land Use Plan change is zoned R-2 (Single Family District) with a Conditional use Permit (CUP) for a church. There is a church and related buildings on this half city block, which is not likely to change in the near or mid-term. The makes Public Institutional a better representation for this property. Change 1C is along the north side of Kavanaugh Boulevard from Spruce to Monroe Street. The change is from Office to Commercial. To the east and southeast is C-3 (General Commercial District) and PCD (Planned Commercial District) zoning with businesses located on the properties. To the

southwest, west and northwest is R-2 (Single Family District) zoning with single-family homes located on the parcels. To the Northeast is R-5 (Urban Residential District) with single-family and apartments on the land. The area of the proposed amendment is a parking lot and a mixed use development, primarily commercial and office, with a zoning of C-3 (General Commercial District) and PCD (Planned Commercial District) respectively. This is not likely to change in the near or mid-term, making Commercial the best Land Use Plan designation. Change 1D is west of Kavanaugh Boulevard between H and I Streets. The change is from Residential High Density to Residential Low Density. To the north, west and south is R-2 (Single Family District) and some PDR (Planned District Residential) with single-family homes. To the east is R-2 (Single Family District) with a CUP for a private school complex – Mount St. Mary Academy. To the southeast is O-3 (General Office District) with apartments and C-3 (General Commercial District) with a small strip center. The land of the proposed change is zoned R-2 (Single Family District) and has single-family homes of the parcels. This is not likely to change in the near or mid-term making Residential Low Density the best Land Use designation for the area.

Area 2 is an area between Markham and A Streets, east of Harrison Street. The change is from Office to Commercial. To the south is PR (Park District) zoning and is War Memorial Golf Course. To the north, west is PDO (Planned District Office) and POD (Planned Office District) zoning with medical related offices. To the east is the C-3 (General Commercial District) and C-4 (Open Display Commercial District) zoning with small retail and auto related businesses. The change area is zoned PCD (Planned Commercial District) and is the Markham House Suites (hotel). This use pattern is not likely to change, making Commercial the best Land Use designation for the site.

Area 3 is three areas generally near Kavanaugh Boulevard from Crestwood Drive to Evergreen Drive. Change 3A is generally between L Street and Crestwood Drive, west of Kavanaugh Boulevard. The change is from Residential Low Density to Park/Open Space. To the north, west and southwest is R-2 (Single Family District) zoned land, with single-family homes on the parcels. To the south and southeast is C-3 (General Commercial District) land with retail businesses located on the parcels. The change area is zoned R-2 (Single Family District), PR (Park District) and C-3 (General Commercial District). The land is all owned by the City of Little Rock and used primarily for passive recreational open space. This is not likely to change in the near or mid-term. Thus Park/Open Space is the best land use designation for this property. Change 3B is south of North Lookout Road, east of Hillcrest Street. The change is from Residential High Density to Public Institutional. To the north is R-5 (Urban Residential District) with an apartment complex. To the west and south is C-3 CUP (General Commercial District) and R-2 CUP (Single Family District) with a church on the land. To the east is R-2 (Single Family District) with single-family homes on the parcels. The area of the proposed is zoned R-5 (Urban Residential District), is vacant and owned by the church. The church acquired this site and removed the previously existing single-family home for future development of the church. This is not likely to change in the near or mid-term making Public Institutional the best Land Use designation for this land. Change 3C is between Kavanaugh Boulevard and Harrison, north of Evergreen Drive. The

change is from Commercial to Residential Medium Density. To the north and northwest is C-3 (General Commercial District) with retail uses. To the east is C-3 CUP (General Commercial District) with a church and R-2 CUP (Single Family District) with a Catholic High School. To the west is PDO (Planned District Office) with a small office use. To the south is R-4 (Two Family District) with Duplexes. The area of the proposed change is C-3, General Commercial District with an apartment building on it. This is not likely to change in the near to mid-term, making Residential Medium Density a better Land Use Plan designation for the site.

Area 4 is to the southwest of the intersection of 7th Street and Johnson Street. The change is from Residential Low Density to Public Institutional. To the north is R-2 (Single Family District) and PDR (Planned District Residential) which is a baseball stadium and former elementary school respectively. To the east and west is R-2 (Single Family District) with a former service station to the east and single-family home to the west. To the south is R-4 (Two-Family District) with single-family homes. The change area is zoned R-4 (Two-Family District) with a parking lot. This is the parking lot for the stadium across the street and has the same owner – the Boy's Club. This is likely to continue in the near and mid-term, making Public Institutional the best Land Use designation.

Area 5 is two areas generally along Grassy Flat Creek from Reservoir Road to Rodney Parham Road. Change 5A is east of Reservoir Road and south of Grassy Flat Creek. The change is from Residential Low Density to Public Institution. To the east, west and south is R-2 (Single Family District) with single-family homes. To the north beyond Grassy Flat Creek is R-5 (Urban Residential District) with an apartment complex on the site. The change area is R-2 CUP (Single Family District) with a church on the property. This is not likely to change in the near future making Public Institutional a more appropriate use. Change 5B is generally along Grass Flat Creek from Reservoir Road to Old Forge Drive. The change is from Residential Low Density to Park/Open Space. To the north and south is R-2 (Single Family District) with single-family homes. To the southwest is R-5 (Urban Residential District) with apartment complexes. The change area is R-2 (Single Family District) and is either the floodway of Grassy Flat Creek or a Property Owners Park – Sturbridge POA Park. This is not likely to change in the near or mid-term so Park/Open Space is the best Land Use Plan designation for the area.

Area 6 is two areas generally north of Rock Creek and south of Capitol Avenue, west of Rodney Parham Road. Change 6A is north of Rock Creek, south of Capitol Avenue, near Sunnymeade Drive. In all directions the area is zoned R-2 (Single Family District). To the north are single-family homes. To the west and south is the floodway of Rock Creek. To the east is a synagogue. The land the proposed change areas is R-2 (Single Family District), vacant and owned by the City of Little Rock. This area was acquired as part of the flood area for Rock Creek, thus the most appropriate Land Use Plan designation is Park/Open Space. Change 6B is north of Rock Creek, south of Capitol Avenue, west of Rodney Parham Road. The change is from Residential Low Density to Public Institutional. The land north, south, east and west is R-2 (Single Family District). There is a synagogue to the north and a church to the east. To the

south and west is the floodway of Rock Creek. To the north east is PDR (Planned District Residential) for a rehabilitation center. The change site is owned by the synagogue to the north and is part of their grounds. It is zoned R-2 (Single Family District). The use is not likely to change in the near or mid-term making Public Institutional the best Land Use designation for the area.

Area 7 is west of Tyler Street, north of Kavanaugh Boulevard. The change is from Commercial to Residential Low Density. To the north, south and east is R-2 (Single Family District) zoned land with single-family homes. To the west is O-3 (General Office District) and the area post office building. The change area is zoned R-2 (Single Family District), it has three single-family homes on three parcels. This is not likely to change in the midterm making Residential Low Density the most appropriate future land use designation.

In response to the second notice mailed April 4, 2019, Staff received informational contacts as a result of this mailing. In addition the property owner at 5201 I Street (part of change 1-D) has requested that his property not be changed.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Breckenridge Neighborhood Association (NA), Briarwood NA, Capitol View Stiff Station NA, Cedar Hill NA, Colony West Home Property Owners Association (POA), Country Club Heights NA, Eagle Crest NA, Echo Valley POA, Evergreen NA, Foreman Lake Preservation Society, Forest Park NA, Hall High NA, Heights NA, Hillcrest Residents Association, Kingwood NA, Merriwether NA, Normandy Shannon POA, Overlook POA, Pennbrook/Clover Hill NA, Prospect Terrace Association Inc., River Ridge POA, Riverside NA, Robinwood POA, Save Hillcrest, Sherrill Heights NA, South Normandy (POA), Sunnymeade NA, Treasure Hill POA, Wingate NA. In addition the Little Rock Pork Authority and Clinton National Airport were contacted. Letters were sent to approximately 16 property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing on December 30, 2018, as well as some comments of support for the proposed change. The second mailing on April 4, 2019 was sent to approximately 26 property owners and area neighborhood associations to notify them of the public hearing.

STAFF RECOMMENDATIONS:

This package of amendments is designed to make the Future Land Use Plan more reflective of current and likely mid-term future uses for this area. 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.

PLANNING COMMISSION ACTION:

(MAY 9, 2019)

The item was placed on consent agenda for approval as amended. Walter Malone of Planning Staff reviewed each of the areas proposed for change. By a vote of 10 for, against and 1 absent the consent agenda was approved.