

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 15, 2014 AGENDA**

<p><b>Subject:</b></p> <p>Approval of Land Use Plan Amendment LU14-19-01</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>To approve Land Use Plan a change in the Chenal Planning District on the west side of Kirk Road at Wellington Village Drive from Residential High Density to Office.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommended approval. The Little Rock Planning Commission voted 10 ayes and 1 nay to approve the changes.</p>
<p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The following Neighborhood Association was contacted: The Villages of Wellington. No comments were received solely concerning the Future Land Use Plan amendments.</p>
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The development node clustered around Chenal Parkway, Rahling Road, Kanis Road and Kirk/Wellington Village is varied in Land Use and Zoning. Calculations of the areas other than Residential Low Density areas shown on the Future Land Use Plan map yielded these results. Of the 830+ acres, currently one-third, or 35%, of the acres are Commercial and Neighborhood Commercial. 15% are Mixed Office Commercial or Mixed Use. One-quarter, or 27%, of the acres are Office and Suburban Office uses while 16% are Residential High Density and Residential Medium Density. Public Institutional and Park Open Space make up the remaining acres with less than 7%.</p>

**BACKGROUND  
CONTINUED**

If this change was approved, eleven (11) acres would change from Residential High Density to Office and the mix of uses in the overall area would remain virtually unchanged with Office/Suburban Office uses gaining 1% and Residential High and Medium Densities losing 1%.

Some areas remain undeveloped and provide for future growth in this node. There are areas of Residential High Density available (approximately twenty-two (22) acres) on Chenal Valley Drive north of Rahling as well as the Residential Medium Density at Kirk and Wellington Village is undeveloped of approximately seven (7) acres.

For the Office area to the immediate west and northwest, the area is very hilly and may not be suitable for large Office development. The area under review is one of the more flat sites in the area. There is some Office undeveloped along the east side of Kirk, although it is a smaller parcel of land owned by an adjacent use and partially covered by a pond but remains hilly.

A change from Residential High Density to Office will not create an over-supply of Office areas nor a under supply of Residential High Density areas on the Future Land Use Plan map.