

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 19, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment between Interstate 30 and Interstate 630, Interstate 430 and Union Pacific Railroad (LU16-01)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To make various changes to the Land Use Plan in the area bounded by Interstate 630, Interstate 30, Interstate 430 and the Union Pacific Railroad to make the Land Use Plan more representative of the likely future development in the near and mid-range.</p> <p>None.</p> <p>Staff recommends approval of the ordinance. The Planning Commission recommended approval at their June 2, 2016, meeting, by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>In December 2015, staff began reviewing this area. After field visits and staff discussions, letters were sent to all neighborhood associations in the area asking for suggested changes in the area. Staff then developed a package of changes and affected property owners identified in March 2016. Letters were sent to approximately sixty (60) property owners in the area and the area neighborhood associations, numerous phone calls and email responses were received in response (mostly informational). The final package was developed and approximately twenty-four (24) property owners and the same neighborhood associations were contacted in early May about the public hearing.</p>
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**BACKGROUND  
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Staff believes this package is a ‘clean-up’ to more accurately reflect the current and likely future development pattern in the area of the changes.

(Notices were sent to the following neighborhood associations: Barrow Action Group, BCD-CDC, Broadmoor NA, Broadmoor POA, Brownwood Terrace POA, Campus Place POA, College Place POA, Curran Conway NA, Fair Park Residents Association, Forrest Hills NA, Goodwill NA, Greenwood Acres HOA, Hope NA, John Barrow NA, Kensington Place POA, Leander NA, Love NA, Meadowcliff Brookwood NA, Midway NA, New Africa POA, North Broadmoor Crime Watch, Oak Forest NA, Pecan Lake POA, Pine to Woodrow NA, Point O’Woods NA, South Brookwood Ponderosa NA, South of Asher NA, Stagecoach-Dodd NA, Stephens Area Faith NA, Tall Timber HOA, Town & country NA, Twin Lakes A HOA, Twin Lakes B POA, Twin Lakes B Special RIP, University Park NA, Upper Baseline NA, Wakefield NA, West Heights Place NA, Westbrook NA, Westwood NA, Waters Edge NA and Oak Forest Initiative Coalition ,SWLR United for Progress, Neighborhood Connections, and Coalition of Little Rock Neighborhoods.)

Area 1 is generally either side of west 30<sup>th</sup> Street, east of Washington Street. This area has been zoned and used for years as a storage and office area and this is not likely to change making Service Trades District reasonable. Area 2 is generally south of Asher Avenue, between Coleman Creek and University Avenue. UALR owns this area and has moved some of their uses into the area. Thus a change to a Public Institutional designation for this area would appear appropriate.

Area 3 is an area west of University Avenue, south of Charles Bussey Avenue. The change area is developed as a commercial center with a mini-warehouse development. These uses are not likely to change, thus a Mixed Office Commercial designation would be appropriate. Area 4 is between Riley Drive and Kanis Road, west Kanis Park. The property shown for the change is owned by the City of Little Rock. The Parks & Recreation Department does not plan to support any use of this land other than open space in the future, making the Park/Open Space designation most appropriate.

**BACKGROUND  
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Area 5 is at the east end of Tall Timber Boulevard. The City owns this land and the Parks & Recreation Department does not plan to support any use of this land other than open space in the future. This makes a change in designation to Park/Open Space more appropriate. Area 6 is between Colonel Glenn Road and West 43<sup>rd</sup> Street and John Barrow Road and Boyd Street. The City owns this land and the Parks Department does not plan to support any use of this land other than open space in the future. The Park/Open Space designation is most appropriate.

Area 7 is north of Colonel Glenn Road, generally west of the right-of-way for Whitfield Street. The change area is a retail use and a proposed area for commercial and office uses. Mixed Use is more appropriate use than Light Industrial use for this area. Area 8 is northwest of the intersection of Chicot Road and Mabelvale Pike. There are two business structures and three residential structures. A change to Mixed Use would be better for the area and surrounding neighbors than the Commercial, Office and Residential High Density.

Area 9 is either side of Portsmouth Drive, north of Young Road. Change area 'A' is vacant, a residential use is most appropriate. Residential Medium Density allows more density than the surrounding development, as the current zoning does. Change area 'B' is northeast of the Young Road – Portsmouth Drive intersection and has an office building and union hall building on it. These uses are consistent with the Office classification. Change area 'C' is to the north west of the Young Road – Portsmouth Drive intersection. There is a parking lot and vacant church building on the property. With the zoning and existing structures Office would be a better representation.