

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission's denial of a requested Land Use Plan Amendment from RL to NC at 6100/6108 Cantrell Road (LU16-03-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant, Quattlebaum, Grooms & Tull, PLLC, is appealing the Planning Commission's denial of a requested Land Use Plan changes from RL, Residential Low Density, to NC, Neighborhood Commercial.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested NC Land Use change. The Planning Commission voted to recommend denial of the requested NC Land Use Change by a vote of 0 ayes, 9 nays, 1 absent, and 1 recusal (Belt).
BACKGROUND	There is a PK/OS, Parks/Open Space, strip that is on the north side of Cantrell Road for five (5) blocks from University Avenue to the east to Polk Street. This separates the Commercial from Cantrell Road as is treated as a no access strip. There are no driveways entering the businesses to the north through this strip. The businesses either have access from the side streets or R Street which is parallel to University Avenue. It would be logical to continue the pattern with a PK/OS strip to not allow access from Cantrell Road.

**BACKGROUND
CONTINUED**

Nothing in the rezoning application dictates that this will not be developed as two (2) separate lots with two (2) separate businesses. That could mean that there would be more driveways in and out of the site. Access from the alley would be a better point of access for this property and would continue the access pattern of the PK/OS and Commercial property to the east.

Staff is concerned that additional properties in this area of Cantrell will desire to change to Commercial if this corner is changed. West of University Avenue, Cantrell Road is strictly residential on both sides of the road until North Hughes Street. Being on an arterial street does dictate that a property must be non-residential. Examples are Markham Street, Rodney Parham Road and Cantrell Road to name a few. University Avenue has historically be the line to keep non-residential uses to the east. Nothing has changed to justify changing this pattern of showing residential uses on the Land Use Plan west of University Avenue.

This neighborhood is an established neighborhood that was developed in the early to mid-twentieth century. The commercial strip, prior to the 1950s, was strictly along the south side of Kavanaugh Boulevard from University Avenue to Polk Street. That commercial strip is currently occupied by small businesses. The commercial zoning and Future Land Use was expanded over time to the south to a line just north of Cantrell Road and is occupied by a variety of businesses and a large church. Before, single family-houses filled the one and a half blocks south of Kavanaugh Bouelvard. Commercial vacancy rates are low, but there is turnover of spaces that allow for new businesses in the area.

This area is very desirable for single-family dwellings and the demand is great by the evidence of redevelopment of lots over the past twenty (20) years to more current architectural styles and sizes of single-family homes. The availability of lots to build single-family homes is practically non-existent.

Forest Park, and South Normandy Neighborhood Associations. Staff has received no comments from area residents.