

**CITIZEN
PARTICIPATION
CONTINUED**

Aspen Highlands, and Coalition of West Little Rock and Chenal Properties. Letters were sent to approximately 270 property owners in the area. There was a request to not proceed in three (3) areas, which staff is honoring. The second mailing on June 23, 2014, was sent to approximately 260 property owners and the same neighborhood associations to notify them of the public hearing on July 24, 2014, before the Little Rock Planning Commission.

BACKGROUND

Planning and Development Staff began reviewing this area in January 2014. The final package of changes was developed and property owners together with neighborhood associations were contacted in late June regarding the public hearing to consider the changes. 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.

Area 1 is made up of several areas generally from Rahling Road to Chenal Parkway, east of Kirk Road. Change 'A' is north of Rahling Road at Kirk. There is an existing church on the site; the change would be to recognize the existing use with a Public Institutional designation. Change 'B' is northeast of the Kirk Road – Wellington Village Road intersection. The Land Use Plan change is to recognize the recently approved use pattern for this site. Change 'C' is southeast of the Kirk Road-Wellington Village Road intersection. The change would be to recognize the existing use with a Public Institutional designation. Change 'D' is the northwest corner of Wellington Hills Road and Chenal Parkway. With Commercial at the other corners of this intersection and the area developed commercial, the proposal is to show this area as Commercial on the Plan.

Area 2 is made up of several areas generally from Chenal Parkway to Kanis Road, either side of Rahling Road. Change area 'A' is north of Rahling Road along the west side of Chenal Parkway with a multi-story condominium development. The change to Residential High Density would reflect the development in place. Change area 'B' is the northwest corner of Rahling Road has a multi-story office building on it. The change is to Office on the Plan.

**BACKGROUND
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Change area 'C' is east of Rahling Road, between St. Vincent Way and Kanis Road and has a multi-story office building on it with additional building proposed. Change area 'D' is southeast of Denny-Kanis Roads intersection. There is a home as well as two (2) office developments in place in this area. Based on the existing uses and zoning pattern, the most likely future development pattern of this area is Suburban Office.

Area 3 is south of Denny Road, west of Wildwood Lane and is an elementary school. The school is likely to continue on this site into the future, thus a Public Institutional designation would be appropriate.

Area 4 is between Cantrell Road and Pleasant Forest Drive, west of Rodney Parham Road. Change area 'A' west of Fairview Road. There is a religious facility on the site, thus Public Institutional is more appropriate for this site. Change area 'B' is south of Cantrell Road between Fairview Road and Woodland Heights Road and the area is part of a retail commercial center. Change area 'C' is southwest of Pleasant Ridge Road and Woodland Heights Road. It is owned by Easter Seal Society and used for their offices and training facilities, making a Public Institutional designation more appropriate to the use.

Area 5 is either side of Cantrell Road at Sam Peck Road. Change area 'A' is either side of Viewpointe Cove. Since this area is already developed with office structures Office is more appropriate. Change area 'B' is south of Cantrell Road and west of Sam Peck Road. There are two (2) office buildings (one (1), two (2)-story and one (1) multi-story) and a bank in the change area. The area is developed making Office a better designation for this area.

Area 6 is several areas either side of Taylor Loop/Rahling Road from Cantrell Road to Pilot Lane. Change area 'A' is west of Taylor Loop Road south of Cantrell and has a dentist office, animal clinic and office, making Suburban Office use more appropriate. Change area 'B' is northeast of Hinson-Taylor Loop Roads intersection. There is a church on the site making the designation of Public Institutional more appropriate. Change area 'C' is either side of Rahling Road south of Taylor Loop Road. There is a church east of Rahling Road and a fire station west of Rahling Road, the designation of Public Institutional more appropriate.

**BACKGROUND
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Area 7 is either side of Forest Lane, west of LaMarche Drive. Change area 'A' is north of Forest Land. An elementary school has been built on this site. South of Forest Lane area 'B' is part of the Little Rock West Assembly of God Church campus. Neither of these uses is likely to change in the future making the Public Institutional designation appropriate for both areas.

Area 8 is southwest of the Valley Ranch Drive-Patrick Country Road intersection. The area of change is a partially developed single-family subdivision. A change to Residential Low Density would be a more accurate representation of this area.

Area 9 is several areas between Presley Drive and Divide Parkway, Morgan Cemetery Road and Hudson Road. Change area 'A' is developed as a church, making Public Institutional more appropriate. Change area 'B' is south of West Pinnacle Road, west of Highway 300. There is a cemetery located on the land. This use is consistent with the Public Institutional Use classification. Change area 'C' is along the north of Divide Parkway, east of West Ridge Road. The land is developed as a wastewater treatment facility, making the Public Institutional classification a better representation.

Area 10 is south of Rodney Parham Road, east of Green Mountain Drive. The area of change is a cemetery, making Public Institutional a better representation.

Area 11 is two (2) areas along Hinson Road between Pebble Beach and Beckenham Drives. Change area 'A' is west of Hinson Road, either side of Dorado Beach Drive and is mostly developed with single-family homes, making the Residential Low Density designation more appropriate. Change area 'B' is located either side of Hinson Road, north of Beckenham Drive. The area is developed with single family homes both attached and detached, making the Residential Low Density designation more appropriate.

Area 12 is along the west side of Napa Valley Road from Rainwood Road to Ridgehaven Road and is single-family homes, making the Residential Low Density designation more appropriate.

**BACKGROUND
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Area 13 is two (2) areas between Lake Maumelle and Barrett Road, west of Highway 300. This is land that CAW has acquired over the last two (2) decades to further protect the watershed of Lake Maumelle. Staff believes that since this land has been added to CAW's holdings to protect the watershed, Public Institutional Use would be appropriate for the Land Use Plan designation.