

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 18, 2022 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment Boyle Park Planning District (LU2021-10-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve Land Use Plan amendment in the Boyle Park Planning District from Light Industrial (LI) to Commercial (C).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays and 2 absent.	
BACKGROUND	<p>The applicant requests a Land Use Plan Amendment from Light Industrial (LI) to Commercial (C) on an approximate 5.9-acre developed unplatted parcel in the Boyle Park Planning District at the northeast corner of Colonel Glen Road and Potter Street.</p> <p>The current LI Land Use Designation provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The proposed C designation 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. This Land Use Amendment is accompanied by a Zoning Map Amendment request. It is applicant's intent to rezone the site to C-3, General Commercial District, zoning (File No. Z-9632).</p>	

**BACKGROUND
CONTINUED**

The 5.9-acre LI site is the sole LI designated mass of lands on the north side of Colonel Glenn Road. Given the site is surrounded by non-industrial uses, such as a place of worship, single-family homes, a small discount retail store, and Residential (R) designated lands available for development a C land use designation should be able to be integrated into the existing development pattern. The City is not lacking opportunities for redevelopment of industrial developments, west of the site, just over a mile (across Brodie Creek) on Shackelford Road are industrial lands available for development, and to the east just across University Avenue are a significant amount of lands designated I and ready for development. While there are additional C designated lands in the area, in this area, most are developed with commercial operations, the change will not create a surplus of C land use in the area.

The site and structure occupying the lands has been developed and re-developed over the years. Pulaski County Tax Records suggest there is almost 250,000 square-feet of commercial space developed on the parcel. The site is already served with infrastructure and developed with a large structure that is feasible to use for commercial purposes. The site was previously occupied by a higher intensity use, so it is not assumed the change to C land use would have greater impacts to the adjacent community. The change to C could help stabilize the area, by occupying a vacant structure. Staff finds the application to be in accordance with the goals of the Future Land Use Narrative for Boyle Park.

A change in land use at the site to a Commercial land use appears to support the City's long-term goals.

The Planning Commission reviewed this request at December 9, 2021, meeting and there were no objectors present. Notices were sent to the John Barrow Neighborhood Association, and staff received no comments from area residents. The John Barrow Neighborhood Association contacted the Planning & Development Director to discuss the proposed amendment after the writing of this item.