

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

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

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for the Interstate 630 Planning District (LU2022-09-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve a Land Use Plan Map amendment in the Interstate 630 Planning District at 3301, 3305, 3317 and 3319 Asher Avenue from Mixed Use (MX) 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, 1 abstention (Thomas) and 1 open position.	
BACKGROUND	<p>The application site is along Asher Avenue, which is a Minor Arterial. The eastern parcels within the application area have single-family houses on them, and the western parcels have a two (2)-story building and parking area on the site. This land has been used as part of the school located on the north side of Asher Avenue. There is one (1) parcel between these two (2) areas. This lot is a separate ownership and has a single-family house on it. Since it is not included in the amendment it will remain Mixed Use (MX). The MX designation allows for commercial, office, and/or residential uses.</p> <p>Most of the land in this block and the ones to the immediate north and west are owned by one of three (3) religious based organizations. The land in question is mostly developed with buildings which one of the three groups is using toward its mission and/or community outreach. The block to the northeast is zoned and used for commercial purposes. There are still several blocks along the south side of Asher Avenue,</p>	

**BACKGROUND
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east of the application that are predominately single-family houses.

The area is a developed portion of Little Rock, and the Building Permit activity indicates investment in all sectors of land use.

The use pattern along Asher Avenue in the blocks around Martin Street and Brown Street has transitioned from single-family to non-residential uses; this includes the application block. As noted above, the MX designation includes commercial, office and residential as possibilities. The applicant is the same owner as the land to the north and west. The use of their land is non-residential in nature. They have talked about including some residential within their overall development; however, from a land use point of view, the use pattern of the blocks from Brown Street west along the south side of Asher Avenue are non-residential in nature.

The Planning Commission reviewed this request at the September 8, 2022, meeting and there were objectors present. Notices were sent to the Love Neighborhood Association and the Goodwill Neighborhood Association. Staff received no comments from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.