

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 18, 2018 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>Land Use Plan Amendment -Chenal Planning District- LU18-19-01</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 amendments in the Chenal Planning District at northeast of Rahling Road and Kirk Road Intersection from Residential Low Density to Office Use for future Development. | |
| FISCAL IMPACT | None. | |
| RECOMMENDATION | Staff recommended approval. The Little Rock Planning Commission voted 6 ayes, 0 nays, and 5 absent to approve the changes. | |
| BACKGROUND | This property is located on Chenal Planning District northeast of the Rahling Road and Kirk Road Intersection between Chenal Village Circle and Rahling Road. It is currently shown as Residential Low Density (RL) on Land Use Plan. Along Rahling Road there is a Residential High Density (RH) use at North West and there is a RL use at northeast and southwest of Rahling Road/Pebble Beach Drive intersection which continues all the way up to the Hinson Road/Taylor Loop Road intersection. In addition to these residential uses, there is also multifamily development to the south of Chenal Valley Drive/Rahling Road intersection. The office uses are not so predominant along Rahling Road. | |

**BACKGROUND
CONTINUED**

To the east and north east of the property is Park and Open Space (PK/OS) and vacant. Across from the strip PK/OS to the north there is a half a mile long strip Neighborhood Commercial (NC) use. To the west of the property is Public Institution (PI) and occupied by Chenal Valley Baptist church. To the south across from the amendment request area is a Mixed Use (MX) and occupied by a middle school, bank, and a neighborhood medical center. To the west of this MX use to the southeast of the Kirk Road/Rahling Road intersection there is NC use which is a two floor dentist clinic. To the south of that MX there is a RH use and it is currently a multifamily development. To the north of the property is a PD-R, Planned Development - Residential. The construction this elderly housing development has started and the amendment requested area is not part of this development.

The property is currently zoned as R-2, Single-Family District, and shown as RL on the future Land Use Plan, it is vacant and wooded land. North of the property is Chenal Village Lane, zoned as PD-R and mostly vacant. The south of the property is zoned O-3, General Office District, and currently a medical office, bank and a middle school. The east of the property is zoned Open Space (OS), owned by Deltic Properties, currently vacant, and west of the property is R-2 zoned and it is currently Chenal Valley Baptist Church.

The office land uses supply and demand balance in the area is less than the residential uses supply and demand in that area. Notices were sent to Village of Wellington Community Association. Staff has received no comments from area residents.