

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2023 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for the Interstate 430 Planning District (LU2023-11-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>To approve a Land Use Plan Map amendment in the Interstate 430 Planning District at the northwest corner of Shackelford Road and Colonel Glenn Road from Service Trades District (STD) to Commercial (C).</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.</p>
BACKGROUND	<p>The application is in a partially developed portion of Little Rock. The land in the vicinity was annexed by General Election in 1982. This site has been utilized for residential purposes until the buildings were removed between 2010 and 2014. The Land Use Plan Map shows Service Trade District (STD) for the site; it is zoned R-2, Single-Family District.</p> <p>There have been several new commercial uses built in the last decade and a commercial warehouse during the last decade. Since 2012, Building Permits in the vicinity have been issued for three (3) commercial uses in Commercial (C) land use areas; three (3) office warehouses, one (1) mini-warehouse, and one (1) ice manufacturing facility in Industrial Park (LI) areas.</p>

**BACKGROUND
CONTINUED**

There are two (2) areas of undeveloped Service Trade District (STD) which would remain if this amendment were made. In addition, a large area of undeveloped Light Industrial (LI) is shown to the south. There appears to be more demand for Commercial (C) than Service Trades District (STD) at this time. With the change there will be areas of undeveloped Commercial (C) and Service Trades District (STD) on the Land Use Plan Map. This change would follow the trend of Commercial (C) development spreading eastward from the large Commercial (C) area around the Interstate 430/Colonel Glenn Road interchange as shown on the Land Use Map.

The Planning Commission reviewed this request at the January 12, 2023, meeting and there were objectors present. Notices were sent to the John Barrow Neighborhood Association. A general notification to all associations was made for the Planning Commission Hearing.