

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2019 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment Package for the area east of Interstate 530/Union Pacific Railroad Line</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p>	<p>To make various changes to the Land Use Plan in the area east of Interstate-530/Union Pacific RR Line within the City's Planning Area to make the Land Use Plan more representative of the likely future development in the near and mid-time range.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the amendments. The Planning Commission voted to approve the amendments by a vote of 9 ayes, 0 nays and 2 absent.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>Staff began reviewing this area in spring 2018. The existing development pattern, zoning and recent re-classification actions were reviewed. In late March, letters were sent to all neighborhood associations in the area asking for suggested changes. After field visits and discussions, staff developed a package of changes and identified affected property owners, and in early May 2018, all the affected property owners were contacted regarding the possibility of changing the Land Use Plan designation of their property. A second letter was developed and notices were sent to approximately sixteen (16) property owners and all the area neighborhood associations for a public hearing on the change package.</p>

**BACKGROUND
CONTINUED**

Staff believes this package of changes is ‘clean-up’ to more accurately reflect the current and likely future development pattern. The resulting ‘package’ of changes should create a more accurate Future Land Use Plan all can use.

Area 1 is generally southeast of the Marshall – 7th Street intersection. The change is from Commercial to Public Institutional. The area proposed for the Land Use Plan change is a State Office Building and parking lot. This use pattern is not likely to change.

Area 2 is two (2) areas between the Arkansas River and La Harpe Boulevard, west of Broadway Street. 2A is either side of Arch Street, north of La Harpe Boulevard. The change is from Mixed Use – Urban to Public Institutional, with parking lot and electric sub-station. Change 2B is along the south bank of the Arkansas River from Broadway Street to the Union Pacific Rail Line. The change is from Mixed Use – Urban to Park/Open Space and is a part of the Arkansas River Trail (bike/walking trail).

Area 3 is generally south of Roosevelt Road at South Pulaski Street. The change is from Residential Low Density to Commercial, with two (2) commercial buildings on the land. Based on the current zoning and use patterns, the likely near to mid-term use pattern is a business use.

Area 4 is three (3) areas generally between Main Street and Broadway Street, 22nd Street and Roosevelt Road. Change 4A is east of Broadway Street, between 22nd and 23rd Streets. The change is from Public Institutional to Mixed Use. The change area is zoned Capitol Zoning District N, Neighborhood Commercial with a single-family house. Change 4B is east of Spring Street, between 23rd and 24th Streets. The change is from Mixed Use to Residential Low Density. The change area is zoned Capitol Zoning District M, Mansion Area Residential and has two (2) single-family houses on two (2) parcels. Change 4C is generally north of Roosevelt Road, between Spring and Louisiana Streets. The change is from Residential High Density to Mixed Use. The change area is zoned Capitol Zoning District N, with a couple commercial and single-family structures.

Area 5 is generally southeast of the Springer Boulevard – Carolina Street intersection. The change is from Commercial to Public Institutional. Lighthouse Holding currently owns the property and is using it for quasi-public uses.

Area 6 is three (3) areas either side of Frazier Pike, south of Thibaut Road. The change area is south of Thibaut Road and west of Frazier Pike. Change 6A is from Agricultural to Industrial. The change area has been purchased by the Little Rock Port for future industrial development. Change 6B is south west of the Thibaut Road – Frazier Pike intersection. The change is from Agricultural to Public Institutional. The change site is owned by the Federal Government and is part of the radar system for the airport. Change 6C is east of Frazier Pike along the Arkansas River. Along Frazier Pike the change is from Agricultural to Industrial. And along the River the change is from Park/Open Space to Industrial. With the changes in ownership and the developments to the north, this area is likely to be developed in the future as an industrial use.

Area 7 is two (2) areas generally south of Interstate 440 and either side of Springer Boulevard. Change 7A is east of Springer Boulevard and south of Interstate 440. The change is from Park/Open Space to Public Institutional. The site has been used by a community based group for years to provide various services to the community. Change 7B is west of Springer Boulevard and south of Interstate 440. The change is from Commercial to Residential High Density. The change area has an apartment complex on it.

Area 8 is two (2) areas generally between Interstate 530 and State Highway 365, north of Dixon Road. Change 8A is generally north and east of Dixon Road to Wilbern Road. The change is from Mining to Park/Open Space. The site is currently used as a ‘buffer’ between mining and the neighborhood uses. Change 8B is generally east of Dixon Road between Shamburger and Ahart Lanes. The change is from Residential low Density to Public Institutional. The change area is a church with related structures.

In response to the second notice mailed July 20, 2018, staff received two (2) contacts as a result of this mailing.