

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2015 AGENDA**

<p>Subject:</p> <p>Approval of Master Street Plan Amendment LU15-01</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	To approve Master Street Plan changes in the northeast quadrant of Bowman Road and 36th Street to remove a Proposed Collector Street. (LU15-01).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommended approval. The Little Rock Planning Commission 8 ayes, 0 nays, 1 absent and 2 open positions to approve the changes.	
CITIZEN PARTICIPATION	The following Neighborhood Associations were contacted: Sandpiper and John Barrow. No comments were received from citizens or neighborhood groups.	
BACKGROUND	This area of Little Rock with its scattered development still has a rural feel to it. The parcel in question was approved for a Planned Development-Residential (PD-R) with 500 units of multi-family with three phases. This development, along with Rock Creek Church, comprises over 75% of the area to be served by the Proposed Collector. A Collector Street, by definition, provides a connection from Local Streets to Arterials. With these two (2) developments encompassing the majority of the land in that quadrant, there are no local streets currently and none anticipated to be built. The church's property is roughly the eastern half of the area between Interstate 430, 36th Street, Shady Ridge Drive and Bowman Road.	

**BACKGROUND
CONTINUED**

The property line is where the Collector intersects 36th Street. The apartments have the majority of the western half with the exception of the corner at 36th Street and Bowman Road. With these two (2) large property owners, no public streets are anticipated. The traffic network for the apartment complex and the church are internal to their developments. The last parcel, at the northeast corner of Bowman Road and 36th Street has frontage on both streets, so no local streets may be necessary depending on the development pattern.

With the zoning of the area, if a local street were to be built, it would be built to a “commercial” standard, which is the same street section as a Collector street.