

FILE NO.: LU2022-01

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NAME: Land Use Plan Amendment – Southeast Extra-territorial Area

LOCATION: South and East of the City Limits within the Planning Boundary

OWNER/AUTHORIZED AGENT: City of Little Rock, Staff

AREA: 4600 acres

WARD: NA PLANNING DISTRICT: 14,23,24,26,27& 28 CENSUS TRACT:40.01, 40.06, & 40.07

CURRENT ZONING: None

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BACKGROUND:

With Resolution 15,339 (Nov. 2, 2020) the City expressed the intent to zone the Extra-Territorial Jurisdiction (ETJ) southeast of Little Rock. In anticipation of this effort a review of the Future Land Use Plan Map was undertaken. In July of 2021, Staff reviewed the ETJ with intent to identify areas where the existing land use of a parcel was inconsistent with the Future Land Use Map. Using the Pulaski Assessor's office data, Staff identified areas where the County's information on property type and the City's Future Land Use Map were not in alignment. Staff drove the roads in the area to also identify non-residential use areas. Ownership maps were reviewed and compared with the Future Land Use Plan Map. All of this information was used to help determine if an amendment was warranted.

For proposes of this review and amendment package, four sub-areas are being used to present the changes. From east to west these are: South of the Port (generally from the Arkansas River to State Hwy 365); Sweet Home – Higgins (State Hwy 365 to Interstate 530); Arch to I-530 (Interstate 530 to Arch Street); West of Arch (West of Arch Street).

A. PROPOSAL/REQUEST:

**South of Port Area** has three proposed changes. Area 1: Land Use Plan Map change is from AG, Aquiculture and 'Not Designated' (an area along Frazier Pike near David Terry Dam Park) to I, Industrial. The Agriculture (A) category is to encourage the continuation of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city. 'Not Designated' is no land use is shown for the area. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 2: Land Use Plan Map change is from PI, Public Institutional to I, Industrial. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 3: Land Use Plan Map change is from 'Not Designated' to PK/OS, Park/Open Space. 'Not Designated' is no land use is shown for the area. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

**Sweet Home – Higgins Area** has eight proposed changes. Area 1: Land Use Plan Map change is from RL, Residential Low Density to PK/OS, Park/Open Space. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Area 2: Land Use Plan Map change is from RL, Residential Low Density and PK/OS, Park/Open Space to M, Mining. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 3: Land Use Plan Map change is from RL, Residential Low Density and PK/OS, Park Open Space to M, Mining. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 4: Land Use Plan Map change is from RL, Residential Low Density to PK/OS, Park/Open Space. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Area 5: Land Use Plan Map change is from I, Industrial to M, Mining. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 6: Land Use Plan Map change is from I, Industrial to M, Mining. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 7: Land Use Plan Map change is from RM, Residential Medium Density to RL, Residential Low Density. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 8: Land Use Plan Map change is from C, Commercial to RL, Residential Low Density. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

**Arch to I-530 Area** has eighteen proposed changes. Area 1: Land Use Plan Map change is from STD, Service Trades District to M, Mining. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 2: Land Use Plan Map change is from RL, Residential Low Density to M, Mining. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 3: Land Use Plan Map change is from M, Mining to RL, Residential Low Density. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 4: Land Use Plan Map change is from LI, Light Industrial to M, Mining. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Area 5: Land Use Plan Map change is from LI, Light Industrial to I, Industrial. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 6: Land Use Plan Map change is from MX, Mixed Use to MH, Mobile Home Park. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The Mobile Home Park (MH) category accommodates an area specifically developed to accommodate mobile homes.

Area 7: Land Use Plan Map change is from MX, Mixed Use and M, Mining to I, Industrial. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 8: Land Use Plan Map change is from M, Mining to MX, Mixed Use. The Mining (M) category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 9: Land Use Plan Map change is from PK/OS, Park/Open Space and RL, Residential Low Density to PI, Public Institutional. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 10: Land Use Plan Map change is from RL, Residential Low Density to I, Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 11: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Area 12: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

Area 13: Land Use Plan Map change is from MX, Mixed Use and RL, Residential Low Density to LI, Light Industrial. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Area 14: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Area 15: Land Use Plan Map change is from LI, Light Industrial to RL, Residential Low Density. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 16: Land Use Plan Map change is from RL, Residential Low Density and LI, Light Industrial to MX, Mixed Use. The Residential Low Density (RL) category provides for single

family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 17: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Area 18: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

**West of Arch Area** has nine proposed changes. Area 1: Land Use Plan Map change is from RL, Residential Low Density to I, Industrial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 2: Land Use Plan Map change is from RL, Residential Low Density to MX, Mixed Use. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 3: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. The Residential Low Density (RL) category provides for single

family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

Area 4: Land Use Plan Map change is from RL, Residential Low Density to O, Office. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

Area 5: Land Use Plan Map change is from RL, Residential Low Density to RM, Residential Medium Density. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Area 6: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.



Area 7: Land Use Plan Map change is from RL, Residential Low Density to PI, Public Institutional. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 8: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

Area 9: Land Use Plan Map change is from NC, Neighborhood Commercial to RL, Residential Low Density. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

**B. EXISTING CONDITIONS/ZONING:**

**South of Port Area** has three proposed changes. Area 1: Land Use Plan Map change is from AG, Aquiculture and 'Not Designated' (along Frazier Pike near David Terry Dam Park) to I, Industrial. There is no zoning since it is outside the city limits. This area is some 2657 acres. Most the area is farmland or undeveloped land. There are a few structures and houses near Harper Road is the western portion of the area. A shooting range has



also been developed in between Fourche Bayou and Harper Road. On the east side of Frazier Pike in the eastern portion of the application area, there are also a few structures and couple of houses. There is also an earth excavation operation

east of Frazier Pike. The Little Rock Port Authority has acquired a third to half of the area over the last few years.

Area 2: Land Use Plan Map change is from PI, Public Institutional to I, Industrial. There is no zoning since it is outside the city limits. This area is some 43 acres. This is the site of a radar unit for the Little Rock National Airport. The Little Rock Port Authority is working on the relocation of this installation so that they may include it in the surrounding land they currently own.

Area 3: Land Use Plan Map change is from 'Not Designated' to PK/OS, Park/Open Space. 'Not Designated' has no Land Use is shown for the area. There is no zoning since it is outside the city limits. This area is some 253 acres. This land is along the Arkansas River and currently owned by the Corp of Engineers. Most of the land is wooded and undeveloped. There is a small park on the land at the site of the Terry Lock and Dam.

**Sweet Home – Higgins Area** has eight proposed changes. Area 1: Land Use Plan Map change is from RL, Residential Low Density to PK/OS, Park/Open Space. There is no zoning since it is outside the city limits. This area is some 8 acres. The land is undeveloped and mostly wooded. The area has been acquired by a quarry company.

Area 2: Land Use Plan Map change is from RL, Residential Low Density and PK/OS, Park/Open Space to M, Mining. There is no zoning since it is outside the city limits. This area is some 31 acres. The land is undeveloped and mostly wooded. The area has been acquired by a quarry company.

Area 3: Land Use Plan Map change is from RL, Residential Low Density and PK/OS, Park Open Space to M, Mining. There is no zoning since it is outside the city limits. This area is some 37 acres. The land is undeveloped and mostly wooded. There are some support operations to the quarry activities on the land further to the west. The area has been acquired by a quarry company.

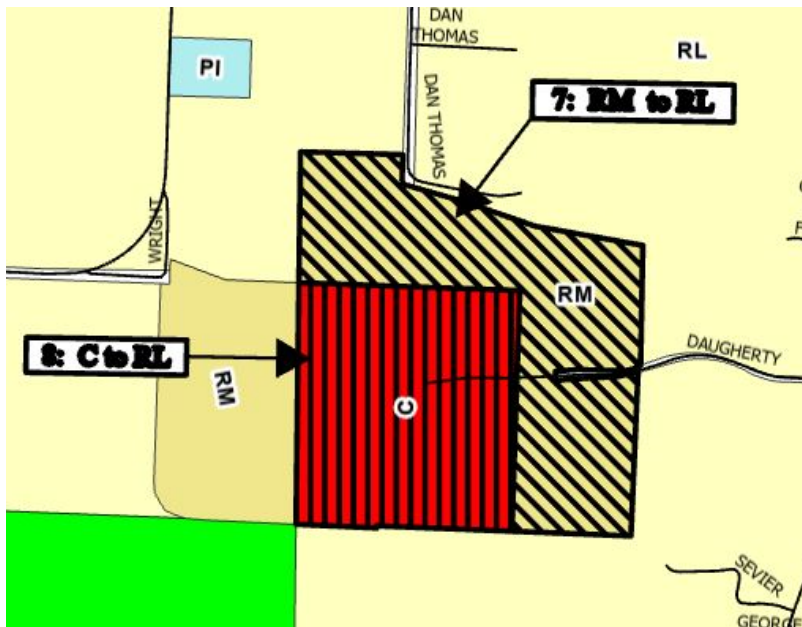


Area 4: Land Use Plan Map change is from RL, Residential Low Density to PK/OS, Park/Open Space. There is no zoning since it is outside the city limits. This area is some 6 acres. The land is undeveloped and mostly wooded. The area has been acquired by a quarry company.

Area 5: Land Use Plan Map change is from I, Industrial to M, Mining. There is no zoning since it is outside the city limits. This area is some 10 acres. There are some support

operations to the quarry activities on the land further to the north. The area has been acquired by a quarry company.

Area 6: Land Use Plan Map change is from I, Industrial to M, Mining. There is no zoning since it is outside the city limits. This area is some 55 acres. The land is undeveloped and mostly wooded. The area has been acquired by a quarry company.



Area 7: Land Use Plan Map change is from RM, Residential Medium Density to RL, Residential Low Density. There is no zoning since it is outside the city limits. This area is some 42 acres. The land is mostly large tracts (acre and half to 6 acres) with single-family houses. A couple of the tracts are vacant and wooded.

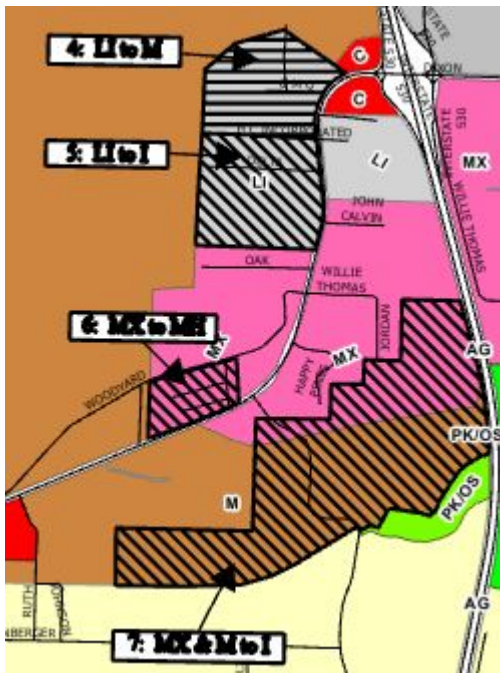
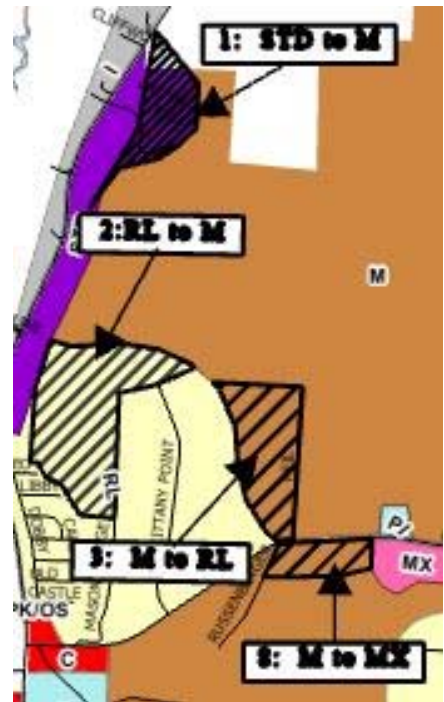
Area 8: Land Use Plan Map change is from C, Commercial to RL, Residential Low Density. There is no zoning since it is outside the city limits. This area is some 38 acres. The eastern half of the area is mostly large tracts (acre and half to 6 acres) with single-family houses. The western half is mostly vacant and wooded tracts.

**Arch to I-530 Area** has eighteen proposed changes. Area 1: Land Use Plan Map change is from STD, Service Trades District to M, Mining. There is no zoning since it is outside the city limits. This area is some 28 acres. The land is mostly undeveloped and wooded. The area has been acquired by a quarry company

Area 2: Land Use Plan Map change is from RL, Residential Low Density to M, Mining. There is no zoning since it is outside the city limits. This area is some 73 acres. The land is mostly undeveloped and wooded. The area has been acquired by a quarry company

Area 3: Land Use Plan Map change is from M, Mining to RL, Residential Low Density. There is no zoning since it is outside the city limits. This area is some 48 acres. The area is partly developed with large tract single-family houses. The western portion are undeveloped. The area has been acquired by a quarry company.

Area 4: Land Use Plan Map change is from LI, Light Industrial to M, Mining. There is no zoning since it is outside the city limits. This area is some 35 acres. The land is developed with uses related to the quarry business to the north and west. It is owned by a quarry company.



Area 5: Land Use Plan Map change is from LI, Light Industrial to I, Industrial. There is no zoning since it is outside the city limits. This area is some 43 acres. The area is developed with industrial uses: an asphalt business, freight company, etc.

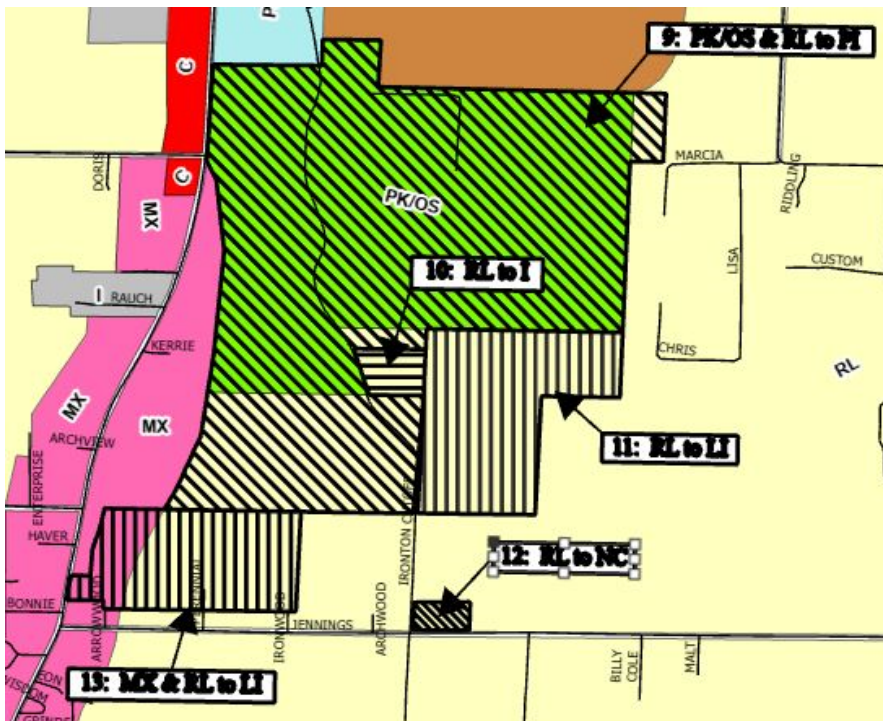
Area 6: Land Use Plan Map change is from MX, Mixed Use to MH, Mobile Home Park. There is no zoning since it is outside the city limits. This area is some 15 acres. The land is an existing mobile home park.

Area 7: Land Use Plan Map change is from MX, Mixed Use and M, Mining to I, Industrial. There is no zoning since it is outside the city limits. This area is some 142 acres. A portion of the land is a landfill. Most of the remaining land is owned by the same company for future use as a landfill.

Area 8: Land Use Plan Map change is from M, Mining to MX, Mixed Use. There is no zoning since it is outside the city limits. This area is some 34 acres. The western portion

of the area is developed with a church and residential structures. The eastern portion is vacant and wooded, owned by a quarry company.

Area 9: Land Use Plan Map change is from PK/OS, Park/Open Space and RL, Residential Low Density to PI, Public Institutional. There is no zoning since it is outside the city limits. This area is some 416 acres. This is the City landfill and related uses. The area includes adjacent land owned by the city, which could in the future be landfill or related uses.



Area 10: Land Use Plan Map change is from RL, Residential Low Density to I, Industrial. There is no zoning since it is outside the city limits. This area is some 8 acres. The land is developed with a private toxic waste deposal company.

Area 11: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. There is no zoning since it is outside the city limits. This area is some 77 acres. The land is a

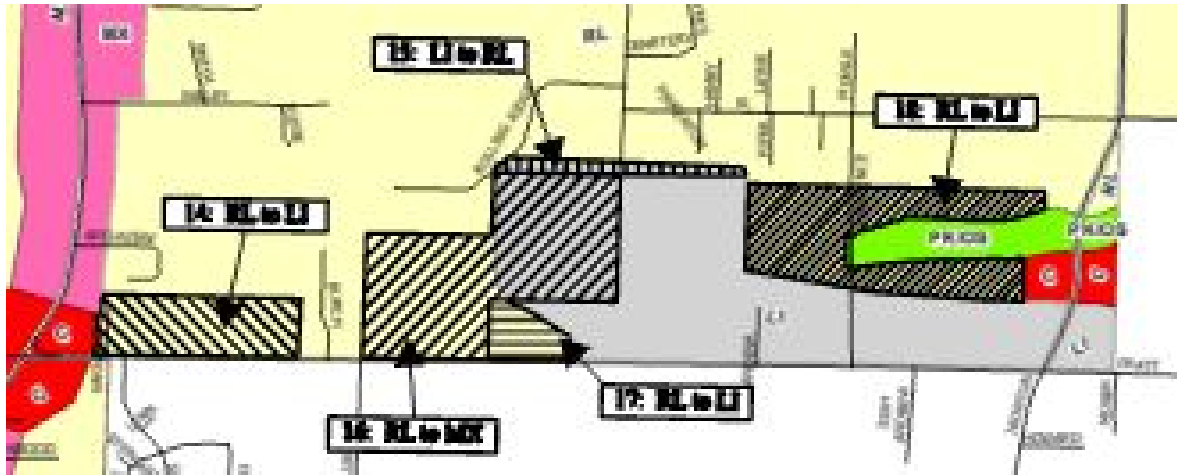
former quarry location and is still owned by a quarry company.

Area 12: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. There is no zoning since it is outside the city limits. This area is some 5 acres. There is a single-family house and a large metal utility building on this site.

Area 13: Land Use Plan Map change is from MX, Mixed Use and RL, Residential Low Density to LI, Light Industrial. There is no zoning since it is outside the city limits. This area is some 60 acres. This land is one ownership and is partially developed. There is a demolition contractors' yard on the land with large wooded areas surrounding the developed portion.

Area 14: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. There is no zoning since it is outside the city limits. This area is some 30 acres. The land is primarily single-family or vacant tracts.

Area 15: Land Use Plan Map change is from LI, Light Industrial to RL, Residential Low Density. There is no zoning since it is outside the city limits. This area is some 8 acres. The area is segments of large tracts with single-family houses on them.



Area 16: Land Use Plan Map change is from RL, Residential Low Density and LI, Light Industrial to MX, Mixed Use. There is no zoning since it is outside the city limits. This area is some 79 acres. This area is vacant and wooded. The owners have indicated a desire to develop the land with commercial uses in the southern quadrant and residential in the northern quadrant.

Area 17: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. There is no zoning since it is outside the city limits. This area is some 10 acres. This land is mostly vacant and wooded.

Area 18: Land Use Plan Map change is from RL, Residential Low Density to LI, Light Industrial. There is no zoning since it is outside the city limits. This area is some 30 acres. The land is partially developed with warehouse and storage uses.

**West of Arch Area** has nine proposed changes. Area 1: Land Use Plan Map change is from RL, Residential Low Density to I, Industrial. The northern portion is within the City and zoned Planned Industrial Development (PID) District. There is an existing industrial user on this land. The southern portion is not zoned since it is outside the city limits. The southern portion is mostly wooded and vacant. The entire area is some 109 acres and in one ownership.



Area 2: Land Use Plan Map change is from RL, Residential Low Density to MX, Mixed Use. There is no zoning since it is outside the city limits. This area is some 138 acres. Over half the area is made up of large ponds. Access is available via rentals. There is a construction company on a portion of the land as well as a single-family house.

Area 3: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. There is no zoning since it is outside the city limits. This area is some 2 acres. The site is developed with a metal commercial building. There is an auto repair business as well as a single-family house on the property.

Area 4: Land Use Plan Map change is from RL, Residential Low Density to O, Office. There is no zoning since it is outside the city limits. This area is some 1 acre. The site is developed with a commercial structure used for office purposes.



Area 5: Land Use Plan Map change is from RL, Residential Low Density to RM, Residential Medium Density. There is no zoning since it is outside the city limits. This area is some 5 acres. There is a structure with multiple units on this land.

Area 6: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. There is no zoning since it is outside the city limits. This area is some 5 acres. There is a business on this land.

Area 7: Land Use Plan Map change is from RL, Residential Low Density to PI, Public Institutional. There is no zoning since it is outside the city limits. This area is some 11 acres. There is a church on this land.



Area 8: Land Use Plan Map change is from RL, Residential Low Density to NC, Neighborhood Commercial. There is no zoning since it is outside the city limits. This area is some 5 acres. There is a large metal structure on the western portion with an 'event center'. There are also mobile homes and a single-family house within the area.

Area 9: Land Use Plan Map change is from NC, Neighborhood Commercial to RL, Residential Low Density. There is no zoning since it is outside the city limits. This area is some 2 acres. The land is vacant and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

Notices were sent to property owners within the study area about two public meetings. These were held within the study area on May 16 and May 23 to provide information and begin to receive feedback. A webpage on the City's website was also set up to provide information and receive comment. A letter was sent to all owners with land included in a potential change on June 22. Email contact was also made about updated change maps to all those who attended the two May meetings and provided email contact information. A letter was sent to all property owners (September 2, 2022) whose property is included in the package of changes. This letter informed them of the public hearing before the Planning Commission to discuss and potentially approve the package of Land Use Plan Map changes.

D. ANALYSIS:

In late 2020, the city expressed the intent to zone the remaining areas outside of the city limits within the Planning Area. Prior to initiated zoning, it is important to review and update the Land Use Plan Map for the area. For this staff compared the Pulaski County Assessor's Office (Taxation) uses against the Land Use Plan Map designations. Tracts with existing uses that were different from that proposed on the Plan Map were identified.

The review of Taxation Uses versus Plan Uses gave staff a set of areas to examine. Each site of conflict was visited by staff. From this work, a set of possible change areas was developed. At the same time staff collected ownership information to identify property owners with large ownerships. The quarry company ownership and related uses were compared with the areas shown for 'Mining' on the Plan Map.

Staff had conversations with the Little Rock Port Authority Staff about their expansion plans and ownership. Possible change areas were identified. From these three efforts a final



set of possible changes was developed to share with residents and property owners of the area. A new page for the city website was developed to help communicate the Land Use Plan Map changes to citizens and to receive their comments.

Two community meetings were planned for the area during May 2022. One on either side of interstate 530 was arranged. Letters were sent to all absentee property owners and at least fifty percent of the remaining owners. This letter informed the citizens of the Land Use Plan Map review and invited them to the community meetings. A link was provided to the webpage with 'ETJ' information in the letter. They were encouraged to use the webpage to send comments about the Land Use Plan Map and proposed changes.

Comments were received at the two meetings, via the website and from phone and written communications to staff. Based on these comments staff reviewed the proposed changes and made modifications. A second package of changes was developed in mid-June 2022. All property owners whose land was within an area of possible change and all those that provided email contact information with the city's initial period of comment were contacted about the revised change package.

A few comments were received over the summer of 2022. Staff developed a final package of changes in late August. The new updated change maps were posted on the 'ETJ' and a letter was mailed (September 2) to each property owner whose land was included in any area of potential change. To help in the discussion, the review area has been divided into four sectors. The changes by sector are outlined below.

**South of Port Area** has three proposed changes. Change Areas 1 and 2 are both to Industrial (I). This is the remaining area within the City's Planning Jurisdiction, between Fourche Bayou and the levee for the Arkansas River not already shown for industrial use. The Little Rock Port Authority owns a large area outside the City for future expansion of Port related industrial uses. The long-term plans of the Port is for all the land south of the Port area to Wrightsville to be Industrial. The area is a major economic engine for the City, region and State. Currently the Port are working with County, City, Regional and State officials to examine the transportation connectivity to the south and southwest for future industrialization of the area. Changes 1 and 2 recognize the importance of increasing the available area for industrialization. For the future economic growth of the regional economy, Industrial (I) would be the most appropriate designation.

Change Area 3 is along the Arkansas River at Terry Lock and Dam. The land is owned by the federal government and is mostly undeveloped (on the 'wet side' of the levee). There is a small park near the Lock and Dam. With the location of the lock and dam as well as existing public ownership of the land, the Park/Open Space (PK/OS) designation would seem most appropriate.

**Sweet Home – Higgins Area** has eight proposed changes. Change Areas 1 through 6 recognize the changing ownership in the area toward activities related to quarrying the land. All these areas are currently owned by a company that quarries. They intend to continue and expand the quarry activities in the general area. Thus, these changes to

Mining(M) and/or Park/Open Space (PK/OS) as a buffer from mining to residential are more representational for the future use of the land.

Change Areas 7 and 8, remove a 'Commercial Node' and some of the transitional residential around the proposed node. This is the proposed future intersection of two Arterial roadways. There is a proposal to extend Dixon Road to the east through this area to State Highway 365. Along with this, Danny Thomas Road would be extended to the south to the proposed extension of Dixon Road. These 'improvements' of the Arterial system might improve circulation and allow traffic to by-pass Sweet Home. There is no money to make these road 'improvements' happen. The area is already partial developed with single-family homes. The most likely mid-term future for the area is to remain rural residential.

**Arch to I-530 Area** has eighteen proposed changes. Change Areas 1 through 4 are to reflect the mid-term mining (quarry related) activities of the area more accurately. Areas 1, 2, and 4 are all owned by mining interests. Quarry operations are occurring nearby. Mining would be the most appropriate designation for mid-term. Area 3 is divided to the east with tracts with single-family houses. These tracts are owned by non-mining interests. These property owners wish to continue to be single-family tracts. The western approximately third of Area 3 is currently owned by a mining interest. With homes both to the east and west, mining/quarry operations will not be an option in the mid-term, making Residential Low Density (RL) more appropriate.

Area 5 is developed with industrial uses – an asphalt business, freight company, warehouse/distribution, and contractors' materials yard. The area is adjacent to the quarry activities and is along Dixon Road near an interchange with interstate 530. These uses are not likely to change in the mid-term, making Industrial (I) the most appropriate designation.

Area 6 is an existing mobile home park. The use is along Dixon Road near Ironton Road. The property owner wishes to continue this use and believes it is meeting a need. Mobile Home Park would be the most appropriate designation for the land.

Area 7 is a former quarry area that has recently converted to a private landfill. The new owners of the land do not plan to continue quarry related activities. They are a regional solid waste and recycling company. For the mid-term a landfill is the most likely future use. That use falls within the Industrial (I) or Public Institutional (PI) use groups. Since this is a private landfill, Industrial (I) would seem to be the most appropriate designation.

Area 8 is south of Dixon Road and west of Russenberger Road. It is mostly developed with single-family and a church. Since Dixon Road is a major roadway with higher traffic, allowing for some intensification of use and change to non-residential use would seem appropriate. Mixed Use (MX) allows for residential, office and/or commercial use. The Planned Development process could be used to help assure future non-residential uses do not adversely affect the existing residential in the area.

Area 9 is along Ironton Cutoff Road, just south of Dixon Road. It is the landfill for the City of Little Rock. There are also related uses to the landfill on site. This use is not likely to change in the mid-term making Public Institutional (PI) the most appropriate use for the land.

Area 10 is east of Ironton Cutoff Road, just south of the landfill ownership. It is an existing industrial waste disposal business. The use is not likely to change in the mid-term, making the Industrial (I) designation most appropriate.

Area 11 is south of the landfill side and east of Ironton Cutoff Road. It is a former quarry site and is owned by a quarry company. With the adjacent uses and as a former quarry site, a Light Industrial (LI) use would seem appropriate for the redevelopment of this land.

Area 12 is at the northeast corner of Ironton Cutoff Road - Jennings Road – Pitts Road. There is a single-family house and a large metal building on the land. This is the intersection of an Arterial and Collection on the Master Street Plan. There is a large non-residential structure on a portion of the site. The use of this land for Neighborhood Commercial (NC) to provide support commercial for the surrounding neighborhood would seem appropriate.

Area 13 is a large ownership which is only partially developed. There is a contractor's yard and buildings toward the middle of the site. A contractor's yard is allowable in the industrial zoning classifications. With the proximity to both the landfill ownership and single-family houses, a Light Industrial (LI) designation would seem appropriate. This is based on the rural nature of all of the developments in the vicinity.

Area 14 along the northside of 145<sup>th</sup> Street just east of Arch Street. It is proposed for Light Industrial (LI). Much of this land is rural residential or undeveloped today. Light industrial use is common along 145<sup>th</sup> Street from the interstate to Arch Street. This designation would allow for future expansion of that use in the area.

Area 15 is more of a 'clean-up'. This is the northern boundary of the Light Industrial (LI) uses along 145<sup>th</sup> Street. However, this land is part of tracts along Pinkerton which are developed single-family. Thus, a change to Residential Low Density (RL) for this 'sliver' is a better representation of the use pattern in the area today and in the future.

Area 16 is an undeveloped wooded area that the property owners have plans to develop. Their plans are for commercial uses along 145<sup>th</sup> Street and residential in the north. They have requested a change to Mixed Use (MX) on the Plan as part of this process to reflect their development plans. Staff is supportive of this change which would provide a transition from the light industrial to the south and east to the residential to the north and west.

Area 17 is a vacant wooded area between areas which are to be designed for Light Industrial (LI) and Mixed Use (MX). Since the dominant use along 145<sup>th</sup> Street is light industrial in nature a change to this designation is proposed. This would allow for the expansion of light industrial uses along the street.

Area 18 is north of 145<sup>th</sup> Street. It has existing warehouse and storage uses on the land. This is similar to the uses along 145<sup>th</sup> Street to the south. A more appropriate designation would be Light Industrial (LI) for this land.

**West of Arch Area** has nine proposed changes. Area 1 is one ownership. The northern portion has been zoned as Planned Industrial Development (PID) District. There is an existing industrial user on this land. The southern portion is not zoned, vacant and mostly wooded. The southern portion of the ownership provides access to a public street for the property. The industrial use recently expanded and is not likely to change making an Industrial (I) designation most appropriate.

Area 2 has large ponds over about half the area between Hilario Springs Road and Arch Street. There is a business that allows fishing in these ponds. A construction company is located on a portion of the land as well as a single-family house. The majority of the site is commercial use but the residential component is also likely to continue. Mixed Use (MX) would seem to be the most appropriate designation for the land.

Area 3 is a tract along the southside of Hilario Springs Road. The site is developed with a metal commercial building. The proposal is to recognize the existing use with a designation of Neighborhood Commercial (NC).

Area 4 is a tract along the east side of Hilario Springs Road, between Vinson Road and Sooner Lane. The site is developed with a commercial structure used for office purposes. The recommendation is to recognize the existing use with a designation of Office (O).

Area 5 is a tract along the east side of Geyer Springs Road, just north of Geyer Springs Lateral Road. There is a structure with multiple residential units on this land. The recommendation is to recognize the existing use with a designation of Residential Medium Density (RM). To the south at the corner of Geyer Springs Road and Geyer Springs Lateral Road is Area 6. There is a business on this land. To recognize this business a Plan change to Neighborhood Commercial (NC) is proposed.

Area 7 is a tract of land along the south side of Sandstone Drive, east of B B Circle. There is a church on this land. A designation of Public Institutional (PI) is proposed to recognize the existing use.

Area 8 is tract of land at the northeast corner of Willow Springs Road and Sandy Ann Drive. There is a large metal structure on the western portion of the area with an 'event center'. There are also mobile homes and a single-family house within the area. A change to Neighborhood Commercial (NC) is proposed to recognize the existing non-residential use and allow for some expansion.

Area 9 is a tract of land at the northeast corner of Willow Springs and Hilario Springs Roads. The area is vacant and wooded. There is no commercial use in this area and the owner as well as adjacent owners do not want to increase commercial in this location. A change in designation to Residential Low Density (RL) is proposed to honor this desire.

E. STAFF RECOMMENDATION:

Approval

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PLANNING COMMISSION ACTION:

(OCTOBER 13, 2022)

Walter Malone, Planning Staff, asked if the Commission would like to hear a presentation on the entire package of changes or just the two where there is opposition today. Chairman Vogel stated we would here the entire package. Mr. Malone reviewed each proposed Land Use Plan Map change starting from east going west. He reviewed the three change areas in the South of Port area and the eight areas within the Sweet Home/Higgins area. Chairman Vogel asked that we skip to the western most area and return to the I-530 to Arch area since it was the area of opposition. Mr. Malone reviewed the nine changes areas within the West of Arch subarea. Returning to the I-530 to Arch subarea, Mr. Malone review Areas 1 and 2 and pointed out that Area 3 was one of the opposition areas. There was some discussion of the ownership (both residential and land owned by a quarry company) and development pattern within and around that area. Mr. Malone then reviewed Areas 4 through 10 of the sub-area. Area 11 is the second area of opposition. Mr. Malone described the use (former quarry owned by a quarry company). He proceeded to review the remaining change areas within the I-530 to Arch subarea. Chairman Vogel gave an overview of the process used – meetings in the area, work by Plans Committee, input from citizens and property owners starting in May of this year.

Chairmen Vogel suggested calling the opposition to Areas 3 and 11 to discuss their issues. Commissioner Brooks asked for clarification about Area 3. Chairman Vogel and Mr. Malone gave information about the ownership and development within Area 3 (east side of Peil is owned by mining interests and the west side is owned by private citizens with three or so houses. The eastern half of the change area is owned by folks with houses and the western portion is owned by a mining interest. There are also single-family houses backing up to the western portion, fronting Brittany Point).

Lucas Hargraves, representing McGeorge Contracting Company introduced Thomas Dickinson CEO and Edward Jackson Land Manager. Mr. Hargraves thanked staff for their efforts and noted the importance of the Land Use Plan. Both Area 3 and Area 11 deserve the Mining classification. Mr. Dickinson indicated his office is in Sweet Home within the ETJ. He stated they operate several businesses within the ETJ (listing several). There are up to 200 employees (team members) working within this area. The company is always looking for properties that can be opportunities. Area 11 was a quarry before they purchased the land and is adjacent to the land fill. We feel that mining is the most appropriate use of the land. Area 3, we understand there are other property owners, but one side is already McGeorge ownership and use. Edward Jackson spoke to the Commission, he indicated he was available to answer questions. Area 3 is geologically part of the same area current quarrying. It will be many years before we get there but this is the direction we are moving. Mr. Dickinson stated they have two quarries either side of the freeway and a rock crusher, been in the area since 1960s.

Chairman Vogel asked if there were any questions. Commission Betton asked about Area 8, south of Dixon and if it was the same geologically? Mr. Jackson indicated it was clay not hard rock. Mr. Dickinson stated that they are different types of mines. Commissioner Hart asked about the ownership within Area 3 and wished there was a plat map. Is there a clear boundary? Yes, but the McGeorge ownship bounds them on all sides. Mr. Malone tried to describe the ownership pattern. Commissioner Hart asked if it had been Land Used for Mining. Mr. Malone stated that it had likely been shown as Mining starting with an extra-territorial plan done by consultants back in the 1980s. Commissioner Hart said no one is going to take and mine the properties of homeowners in the area. Commissioner Hart stated that the general long-term plan for the Area should be Mining. Chairman Vogel stated this should be to plan for the lands future use pattern. We need to give due process and the ability for people to give their concerns, but we have a look at the biggest picture possible. Here we have a major Arkansas employer who is asking to just have the Plan as it is. Area 3 does not make any sense based on the surrounding uses. Our job is to listen then make the best decision possible. Mr. Vogel talked about Area 11 and asked if there was a compromise for the amendment.

Commissioner Betton asked about the process for voting on these issues. Mr. Malone suggested to vote on each of the disputed change areas, then vote on an amended package of changes if any changes were made. Chairman Vogel talked about possible motions. He asked what the pleasure of the opposition was. Mr. Hargraves said that they appreciate the Commission hearing what they had to say about Area 3. We continue to think that Area 11 makes sense for Mining and will leave it at that. Commissioner Latture agreed with previous discussion on Area 3. Area 11 was a quarry why not make the change to Mining. So, the motion would be to keep Area 3 as Mining and make Area 11 Mining. Commissioner Hodge asked about the ownership and use of the land in Area 3. Mr. Malone stated the eastern portion of Area 3 has at least three houses on tracts. Chairman Vogel said they would still get to keep those homes and live in them. This is a Land Use guide map not a zoning.

Commissioner Betton moved to keep Area 3 Mining and take Area 11 to Mining. By a vote of 8 for and 2 against (1 vacancy) the motion was approved. Commissioner Betton moved the approval of the amended package of changes. By a vote of 8 for and 2 against (1 vacancy) the motion was approved.