

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 15, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Land Use Plan Amendment in the Chenal Planning District (LU2021-19-0).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To approve Land Use Plan amendment in the Chenal Planning District from Suburban Office (SO) to Commercial (C) with a fifty (50)-foot buffer area running perpendicular to the western most property line being designated Park/Open Space (PK/OS).</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays; 0 absent; and 1 open position.</p> <p>The approximately four (4)-acre subject site is located just west of the southwest intersection of Chenonceau Boulevard and Cantrell Road (Highway 10), on the south side of Cantrell Road. The applicant requests a Land Use Plan amendment from Suburban Office (SO) to Commercial (C) on an approximate four (4)-acre site with a fifty (50)-foot buffer area running perpendicular to the western most property line (PK/OS).</p> <p>The site of the land use application is a part of a larger unplatted parcel, the entirety of the parcel extends to Chenonceau Boulevard. The eastern part of the parcel bears a Commercial (C) land use designation. This Land Use Amendment application is accompanied by a Zoning Map Amendment request.</p>
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**BACKGROUND  
CONTINUED**

It is applicant's intent to rezone the site to a C-3, General Commercial District, zoning designation (File No. Z-6258); applicant's application includes request to include a fifty (50)-foot enhanced undisturbed buffer along the perimeter of the western property line.

The site is immediately south of the Pinnacle Planning District where the new Bank of OZK was developed. The four (4)-acre site is a part of larger, eighteen (18)-acre mass of SO designated lands. The SO designated lands at the subject site currently supports a single-family home and auxiliary dwelling unit on one (1) parcel. SO land uses have not yet materialized on the four acre part of the parcel, nor have Commercial uses on the Commercial designated lands of this same parcel. South of the SO designated lands there is a thirteen (13)-acre site of lands designated O (Office), these wooded lands have not yet developed. To the west of this site, and south of the SO lands, are lands designated Residential High (RH), which support the Ridge at Chenal Valley apartment complex.

The site is located adjacent to arterials where the City envisioned limited commercial development. There are existing Commercial designated lands that have not yet been absorbed by the market in this area. The request would not significantly deplete the amount of lands available for office developments, nor does the subject site act as buffer between lands designated for future Residential. However, west of the site on the remaining SO lands where Suburban Office uses have not yet materialized are large lot single-family homes. In an effort to mitigate potential impacts of future Commercial development, the applicant has proposed a fifty (50)-foot buffer be designated along the western most boundary.

If this application is approved, the proposed Commercial land use designation would cover the applicant's entire parcel, less the western most fifty (50) feet where a buffer would be established (PK/OS). Approval would give the applicant the opportunity to rezone their parcel to a single zoning designation.

Notices were sent to the following neighborhood associations: Town and Country and the South Brookwood Association. Staff has received no comments from area residents or from Neighborhood Associations.