

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 18, 2017 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment package south of Chenal/Kanis, west of Interstate 430 (LU17-01)</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>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To make various changes to the Land Use Plan in the area west of Interstate 430, south of Chenal Parkway/Kanis Road within the City’s Planning Area to make the Land Use Plan more representative of the likely future development in the near and mid-range.</p> <p>None.</p> <p>Staff Recommends approval. The Planning Commission recommended approval at their June 22, 2017, meeting by a vote of 11 ayes and 0 nays.</p> <p>Staff began reviewing this area in December 2016. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations (sixteen (16) total) in the area asking for suggested changes. After field visits and discussions, staff developed a package of changes and identified affected property owners (thirty (30) total). In March 2017, all the affected property owners were contacted regarding the possibility of changing the Land Use Plan designation of their property. Staff received a one (1) informational phone call resulting from this letter. The final package of changes was developed, and the same property owners and neighborhood associations were contacted in mid-May for the public hearing to consider the changes.</p>	

**BACKGROUND
CONTINUED**

Staff believes this package of changes is a ‘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 south of Kanis Road between Rock Creek and Edswood Road. The change is from Residential High Density to Suburban Office District. The change to Suburban Office is a more ‘friendly’ use type to larger lot homes, is density of structures and use.

Area 2 is generally north of Colonel Glenn Road, between Faulkner Road and Jabo Lake Road. The change is from Agricultural to Residential Low Density. The area is rural residential in nature – large tracts with homes along a major road way.

Area 3 is generally south of Colonel Glenn Road, between Marsh Road and Hickory Lake Drive. The change is from Residential Low Density to Mixed Office Commercial District. Based on the current and surrounding zoning and use patterns the likely near to mid-term use pattern is a non-residential (business) use.

Area 4 is the southeast corner of Rocky Lane and Colonel Glenn Road. The change is from Residential Low Density to Mixed Use. The change to Mixed Use does not require a change in use from residential but would allow some non-residential use with the Planned Zoning District process to assure no impacts on the properties to the south and east.

Area 5 is generally north of Lawson Road and east of Marsh Road. The change is from Residential Medium Density to Residential Low Density. Change area is the southern portion of a partially developed single-family subdivision. This makes Residential Low Density more appropriate.

Area 6 is generally north of Whipporwill Lane and west of Crystal Lane. The change is from Public Institutional to Residential Low Density. The change area is an accessory structure for the adjacent home making Residential Low Density the most appropriate designation.

Area 7 is generally south of Lawson Road along McHenry Creek. The change is from Light Industrial to Park/Open Space. Change area is the floodplain of McHenry Creek which is shown as Park/Open Space both upstream and downstream from this location.

Area 8 is generally south of Woodlands Trail at Fox Den Trail. The change is from Residential Low Density to Park/Open Space. The proposed change area is the Property Owners (POA) Park for the Woodlands Edge subdivision.

In response to the second notice mailed May 19, 2017, staff received no contacts as a result of this mailing.