

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for the Pinnacle Planning District (LU2023-20-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	To approve a Land Use Plan Map amendment in the Pinnacle Planning District, located at 18404 Cantrell Road, from Office (O) and Mixed Use (MX) to Commercial (C).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.
BACKGROUND	<p>The subject site requesting the Land Use Plan change is located at 18404 Cantrell Road. It is currently shown as Office (O) and Mixed Use (MX) on the Land Use Plan.</p> <p>The application area is located at the northeast corner of the Cantrell Road and Valley Ranch Drive intersection. The application area covers approximately 4.6 acres. The northern boundary follows a floodway from west to east, and the western boundary follows Valley Ranch Drive for approximately 430 feet. The southern boundary is along Cantrell Road, and the frontage on Cantrell Road is approximately 150 feet from Valley Ranch Drive to an area of approximately half an acre with retail commercial use that occupies approximately 100 feet of access to Cantrell Road, the application area then fronts Cantrell Road for another 200 feet. This section along Cantrell Road has access areas across the curb.</p>

**BACKGROUND
CONTINUED**

Surrounding the application area to the east is an area of Mixed Use (MX) with large developed residential tracts, a liquor store, auto repair business and an office. This Mixed Use area is completely zoned with Planned Commercial Developments. North of the application site is an area of Office (O) with offices, a rehab facility, and a subdivision developed with townhomes. East of the townhomes is an area of Residential Low Density (RL) with a developed subdivision. To the west of the site, across Valley Ranch Drive, is a partially wooded tract of pasture in a Suburban Office (SO) district.

South of Cantrell Road to the east is an area of Mixed Use (MX) with two (2) sit-down restaurants, a trailer park, a vacant wooded lot and a large tract with a single-family home. South of Cantrell Road to the west is a small Suburban Office (SO) district with two (2) large tracts, surrounded by Residential Low Density with single-family residences and a developed single-family subdivision.

The change in land use at the site would not eliminate in entirety the number of lands designated for Office in this area, nor would the Commercial designations on these lands preclude office developments. To the northeast of the subject site is multi-family and Planned Residential Developments, some targeted for seniors. Additional Residential Development is located south of Cantrell Road near the site. Commercial at this site has the potential to bring uses providing service to residents in this area. Several acres of lands will remain designated for Office development in the vicinity.

A change in land use at the site to a Commercial (C) land use does not appear to conflict with the City's long-term goals.

The Planning Commission reviewed this request at the August 10, 2023, meeting and there were no objectors present. Notices were sent to the Aberdeen Court Property Owners Association, Maywood Manor Neighborhood Association and the Valley Ranch Property Owners Association. A general notification to all associations was made for the Planning Commission Hearing. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.