

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 3, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment – Pinnacle Planning District (LU19-20-01)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>To approve Land Use Plan amendments in the Pinnacle Planning District at 6500 The Divide Parkway, northeast of Chenal Parkway from Residential Low Density to Residential High Density.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Land Use change. The Little Rock Planning Commission approved the change by a vote of 8 ayes, 0 nays, 2 absent, and 1 open.</p>	
<b>BACKGROUND</b>	<p>The property requesting the Land Use Plan change is 6500 Divide Parkway, northeast of Chenal Parkway. It is currently shown as Residential Low Density on Land Use Plan and is 12.5+ acres in area.</p> <p>To the north and east of the subject property are currently vacant, wooded Residential Low (RL) land and zoned R-2, Single-Family District. To the west there is vacant Residential Medium (RM) undeveloped land. It is zoned as MF12, Multifamily District, with twelve (12) units per acre. RL shown land continues north to the Arkansas River on the Plan. South and West of the RM area is Office (O) and Residential High (RH) area along Chenal Parkway. The Residential High (RH) land is developed and the office areas are vacant.</p>	

**BACKGROUND  
CONTINUED**

To the south of these office areas on Highway 300 there is Public Institution (PI) which is currently a church zoned R-2. To the east of this church, along Cantrell Road between Highway 300 and Chenal Parkway Road there is mostly vacant commercial land. This vacant commercial area is part of the Commercial Node at the Cantrell Road & Chenal Parkway Intersection. In addition, this node is a Walmart to southeast of this intersection with two (2) vacant lots, and bank. Northwest of this intersection is a gas station, a fast food restaurant, and an automobile service. Northeast of this intersection there are an electric substation, and vacant commercial lot to Little Rock Christian Academy lot. The node is meant to serve the retail and business needs of the general area.

The property is adjacent to the south is an existing Residential High Density area with an apartment complex. There are other nearby Residential High developed areas. One is north of Chenal Parkway and east of the Divide Parkway with two (2) apartment complexes. North of Chenonceau Boulevard between Cantrell Road and Chenal Parkway is an existing apartment complex shown as RH, and at the north-end of Chenonceau Boulevard north of Cantrell Road are two (2) apartment complexes shown as RH on the plan. There are two (2) undeveloped Residential High (RH) Density areas within 1.5 miles of the request site. One is south of the Chenal Parkway & Chenonceau Boulevard intersection. Even though it is shown as Residential High (RH) on the Land Use Plan, its zoning is MF6, Multifamily District, with six (6)-units per acre. MF6 zoning classification is compatible with RL (Residential Low). The other area at the north end Valley Ranch Drive, north of Cantrell Road. It is shown as Residential High (RH) on the Land Use Plan and its zoning is MF12. MF12 zoning classification is compatible with Residential Medium (RM) use on the Land Use Plan. Both are more likely to develop at densities less than RH.

The proposed change to the Land Use Plan does not create a new Land Use area for Residential High area. It is expansion of an existing developed Residential High area. The applicant, owner, is proposing to use the Divide Parkway as the density change line. With this amendment all the land south of the Divide Parkway will be the higher density residential.

**BACKGROUND**  
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Notices were sent to Coalition of West Little Rock Neighborhood Association. Staff has received no comments from area residents.