

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 18, 2022 AGENDA**

| <b>Subject</b>   | <b>Action Required:</b>              | <b>Approved By:</b>                    |
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| <p>Land Use Plan Amendment for the Geyer Springs West Planning District (LU2022-15-02).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance Resolution</b></p> | <p>Bruce T. Moore<br/>City Manager</p> |

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| <b>SYNOPSIS</b>       | <p>To approve a Land Use Plan Map amendment in the Geyer Springs West Planning District at 9204 Chicot Road from Residential Low Density (RL) to Neighborhood Commercial (NC).</p>  |
| <b>FISCAL IMPACT</b>  | <p>None.</p>  |
| <b>RECOMMENDATION</b> | <p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.</p>   |
| <b>BACKGROUND</b>     | <p>The subject site is situated between Eagle Drive and Preston Drive on the west side of Chicot Road. Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the south and west and Commercial (C) is shown on the Plan Map to the north and across Chicot Road to the east from the site. To the north and east is land zoned C-3, General Commercial District. To the north is a retail structure. Across Chicot Road is a strip commercial center, mini-warehouses and a convenience store. A vacant C-3 tract is directly across the street. The land to the west, south and southeast is zoned R-2, Single-Family District, and is developed single-family subdivisions.</p> <p>This is a part of Little Rock which has been fully developed for many years, and there is continuing activity and demand for both residential and commercial in the vicinity of the application.</p> |

**BACKGROUND  
CONTINUED**

In 1997, the Land Use Plan Map was amended for most of the Chicot Road facing single-family lots south of the application area to either Suburban Office (SO) or Mixed Use (MX). Both designations provided non-residential options to the property owners. They are use types that are meant to be close to single-family and/or through the Planned Development process can be reviewed to minimize negative impacts on surrounding residential uses. This was done in part due to the impact of the widening of Chicot Road on the pre-existing single-family houses. Due to the small size of the lots along the west side of Chicot Road, any redevelopment of the land will be difficult and may require combination of lots.

The application is for Neighborhood Commercial (NC) for these lots fronting Chicot Road. This is consistent with the designations of the lots further to the south shown for Suburban Office and Mixed Use. They all back up to existing single-family houses. The application area is also adjacent to land already used and shown for Commercial as well as zoned C-3. Redevelopment of any existing lot should be done in a way to minimize any impacts to the remaining single-family houses.

The Planning Commission reviewed this request at the September 8, 2022, meeting and there were objectors present. Notices were sent to the Chicot Neighborhood Association, West Baseline Neighborhood Association and Southwest United for Progress. Staff received no comments from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.