

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>Central Land Use Plan Amendment (LU2019-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	To make various changes to the Land Use Plan in the area between Interstate 630 and Interstate 30, from Interstate 440 to the Union Pacific Railroad line to make the Land Use Plan more representative of the likely future development in the near and mid-time range.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.
BACKGROUND	<p>In late Spring 2019, Planning and Development Staff began reviewing the area between Interstate 630 and Interstate 30, from Interstate 430 to the Union Pacific Railway line. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations in the area asking for suggested changes in the area in early April 2019. After field visits and discussions, staff identified only a few ‘clean-up’ changes needed within the area and identified affected property owners. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in early September 2019.</p> <p>In addition, the neighborhood-based groups were also notified of the proposed changes and invited to comment. Staff received little comment as a result of this notice letter.</p>

**BACKGROUND
CONTINUED**

Area 1: An area south of Kanis Road, between Leander Drive and Labelle Drive. The change is from Residential Low Density and Mobile Home to Residential Medium Density. The area is zoned PRD, Planned Residential Development, District. Popular Grove, a multifamily development including rehabilitation service, was constructed in 2018 on this site

Area 2: Is four (4) areas between Fourche Creek and Mabelvale Pike, from Herrick Lane east to Loretto Lane. Change 2A is generally along the south floodway of Fourche Creek the entire length of the amendment area. The change is from Residential Low Density and Medium Density Residential to Park/Open Space. Since this land is all Foodway land, it should remain open space and undeveloped. Change 2B is from the end of Winston Drive, north to the floodway of Fourche Creek. The change is from Residential Low Density and Light Industrial to Park/Open Space. The change is proposed to delineate a line between a future industrial area and a future single-family area. Change 2C is an area generally north of Mabelvale Pike and west of Mabelvale Drive. The change is from Residential Low Density to Light Industrial. Since there is industrially zoned land surrounding this tract on three (3) sides and access is likely to be via this industrial land, it is more likely that an industrial development rather than a single-family future development would occur on the land. Change 2D is an area north of Mabelvale Circle and west of Mabelvale Pike. The change is from Light Industrial to Park/Open Space.

Staff identified two (2) corridors for addition review and development of possible amendments. Within the Woodrow Corridor, five (5) change areas were developed for consideration (Areas 3 through 7).

Area 3: Is two (2) areas generally either side of the Union Pacific Railroad from 12th Street to 11th Street. Change 3A is east of the Union Pacific Railroad and north of 12th Street. The change is from Light Industrial to Commercial. The building that occupies this land is an older commercial/warehouse type of building. Change 3B is south of West 11th Street, between Appianway Street and the Union Pacific Railroad. The change is from Light Industrial to Mixed Use. The land is platted residential lots which are vacant or have a house on it. Due to the size of the existing lots, industrial use is not a reasonable with considering the large setbacks, parking, etc., requirements.

**BACKGROUND
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Area 4: Located either side of 12th Street and Woodrow Street. The change is from Mixed Use to Commercial. There is a liquor store, beauty supply store, auto service business and other commercial uses on this land. This pattern is not likely to change in the near future.

Area 5: Located at the southwest corner of West 14th Street and South Woodrow Street. The change is from Residential Low Density to Mixed Use. There is a tax office and a single-family house on these properties. The Mixed Use classification would appear to provide the best option for this property.

Area 6: Is four (4) areas generally between Woodrow Street and the Union Pacific Railroad, from Asher Avenue north to 17th Street. Change 6A is located at the northeast corner of South Woodrow Street and West 16th Street. The change is from Industrial to Mixed Use. This property has been used as a contractor's yard but currently is the home of a motorcycle club. With the church next door and lower density residential uses to the west a less intensive use would seem more appropriate. Change 6B is between Woodrow Street and the Union Pacific Railroad, generally from West 19th Street to north of West 17th Street. The change is from Industrial to Service Trades District. Some form of office/warehouse or other office and support uses would seem most appropriate for redevelopment of the land. Change 6C is between Woodrow Street and the Union Pacific Railroad, generally from West 19th Street south to West Charles Bussey Avenue. The change is from Industrial to Light Industrial. There is a commercial cleaning company, printing company and vacant warehouse space on this land. The cleaning company and printing company are not likely to relocate, and a Light Industrial designation would be appropriate for these uses. Change 6D is between Woodrow Street and the Union Pacific Railroad, generally from West Charles Bussey Avenue south to Asher Avenue. The change is from Industrial to Commercial. Since this is at the intersection of two (2) Arterials in an under serviced portion of the City, a change in use to Commercial might provide needed additional opportunities.

Area 7: Located west of South Woodrow Street, between West Charles Bussey Avenue and West 16th Street. The change is from Residential Low Density to Residential Medium Density.

**BACKGROUND
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With the increasing number of vacant lots and boarded houses along Woodrow Street and industrial and heavy commercial uses on the east side of Woodrow Street; allowing more density as a way to help with redevelopment would seem appropriate.

Area 8: Located northeast of Interstate 430 and David O’Dodd Road. The change is from Residential Medium Density to Public Institutional. The use of the site as a church is not likely to change in the near or mid-range.

Area 9: Located west of Shackelford Road, south and west of Clearwater Drive and along and west of Shackelford Ridge Road. The change is from Suburban Office and Service Trades District to Light Industrial. Over half of the area shown for Light Industrial has been developed. So some additional Light Industrial Use over Suburban Office and Service Trades makes some since.

Area 10: Located along, and east, of Interstate 430 and south of Talley Road. The change is from Suburban Office to Residential Medium Density. There is an over-supply of proposed office based on the typical land use distributions of the City. A large area of Residential Medium Density is being lost with this amendment. So, the addition of some Residential Medium Density in the area would be appropriate.

Area 11: Located south of Colonel Glenn Road and east of Talley Road. The change is from Light Industrial to Commercial. Most of the area shown for Commercial use on the Plan is already developed in this area. A change to increase the supply of commercial in this area seems appropriate with the current lack of supply and availability of Light Industrial.

The Planning Commission reviewed this request at September 9 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Aberdeen Court Neighborhood Association and the Duquesne Place Neighborhood Association. Please see the attached Planning Commission Minute Record for the complete staff analysis.

The Planning Commission reviewed this request at September 9 2021.

**BACKGROUND
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Notices were sent to the following neighborhood associations: Barrow Action Group, Capitol Hill Neighborhood Association, Central High Neighborhood Association, Coalition of Little Rock Neighborhoods, Goodwill Neighborhood Association, Greenwood Acres Home Owners Association, John Barrow Neighborhood Association, Kanis Village Property Owners Association, Leander Neighborhood Association, Love Neighborhood Association, Pecan Lake POA, Pine to Woodrow Neighborhood Association, South Brookwood Ponderosa Neighborhood Association, South West Little Rock United for Progress, Stagecoach Dodd Neighborhood Association, Stephens Area Faith Neighborhood Association, Tall Timber HOA, Town and Country Neighborhood Association, Water's Edge Neighborhood Association and the Woodridge Estates Neighborhood Association.

Letters were sent to approximately ninety-two (92) property owners in the area.