

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 7, 2023 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment for the Interstate 430 Planning District (LU2023-12-01).</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 a Land Use Plan Map amendment in 65<sup>th</sup> Street West Planning District at 7404 Mabelvale Pike from Residential Low Density (RL) to Residential Medium Density (RM).</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 along the north side of Mabelvale Pike, between Forbing Road and North Chicot Road. Single-family houses bound the site on the east and north. A twenty-four (24)-unit, three (3)-building apartment complex is adjacent to the site on the west. This portion of Little Rock was annexed in the late 1960s through 1980. The subject property has been vacant for close to two (2) decades.</p> <p>There are developed single-family subdivisions to the east, north and west of the subject site. These subdivisions were developed in the 1950s and 1960s. Since 2010 there has been no new construction of either single-family or multifamily structures in the vicinity.</p>	

**BACKGROUND  
CONTINUED**

Today the subject site is vacant and well maintained. The surrounding tracts are all developed and are being maintained by their owners. All the lots within the existing single-family subdivisions have been developed with houses. In the vicinity, there are some larger tracts which are either vacant or could be subdivided to allow for additional single-family housing (including this tract). This portion of Mabelvale Pike is lined with single-family houses and single-family subdivisions. The area has a residential 'feel' when driving through it.

Interstate 30 is approximate a third of a mile due south and approximately half a mile via Mabelvale Pike Road and Chicot Road. The development pattern is heavy commercial and light industrial uses along the freeway with apartments north of that. The Land Use Plan Map shows this pattern with Commercial (C) along the freeway then Residential High Density (RH) then, Residential Medium Density (RM) to Residential Low Density (RL).

There has been no new residential activity in the vicinity at any density level in the last few years. There is undeveloped land shown on the Land Use Plan Map at all residential density levels. The site in question is bounded by both existing single family and multi-family developments. The single-family units back to the property and the multi-family's parking lot is adjacent to the site. Future development will not be able to connect to the existing single-family subdivision and is impacted by the multi-family development. An increase in density from Low and Medium Density should not adversely affect the existing single-family area. The change in use does not eliminate the possibility of additional single-family in the area or on the site.

Notices were sent to the South Brookwood Ponderosa Association. A general notification to all associations was made for the Planning Commission Hearing.

The Planning Commission reviewed this request at the January 12, 2023, meeting and there were objectors present. Notices were sent to South Brookwood Ponderosa Association. A general notification to all associations was made for the Planning Commission Hearing.