

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 15, 2025 AGENDA**

<p>Subject</p> <p>Land Use Plan Amendment for Chenal Planning District (LU2024-19-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Susan Altrui Acting City Manager</p>
--	---	--

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To approve a Land Use Plan Map amendment in the Pinnacle Planning District at the Southwest and Southeast Corner of Highway 10 and Chalamont Drive from Residential Low (RL) to Neighborhood Commercial (NC).</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 6 ayes, 3 nays, 1 absent, and 1 open position.</p> <p>The subject site requesting the Land Use Plan change is located along the southwest and southeast intersection of Highway 10 and Chalamont Drive in the Chenal Planning District.</p> <p>The subject site is 9.87 acres +/- of undeveloped wooded tract with no existing structures on the property. The City's Land Use Plan Map shows Residential Low Density (RL) for the requested site. Surrounding parcels to the east on both the north and south sides of Highway 10 are two schools: Joe T. Robinson High School to the south and Joe T. Robinson Elementary to the north, both with a land use of Public/Institutional (PI). Moving west on the north side of Highway 10 is an area of Transition (T) land use, followed by Residential Low (RL). To the south and east of the application area is Residential Low (RL) land use</p>
--	---

**BACKGROUND
CONTINUED**

The current zoning is Single Family District (R2). This area is in the Chenal Planning District on the edge of the city's boundary. The site is at the entrance to the Chenal Valley Subdivision along Highway 10. The property is also located in the Highway 10 Overlay District.

To the north of the application area, across Highway 10 at the intersection of Morgan Cemetery Road, is a Planned Office District (POD). Moving northwest along the north side of Highway 10 is a Planned Development Office (PD-O) consisting of an insurance business. Continuing northwest along Highway 10, there is a parcel zoned Single Family (R-2) with a single-family residence followed by a Planned Commercial District with a proposed storage facility and a fire station.

To the east of the property along the south side of Highway 10 is Joe T. Robinson High School, a parcel zoned Planned Office District (POD). followed by a Planned Development – Commercial parcel (PD-C). West of the property is a single-family residence zoned Single Family (R-2). To the south of the property is Chenal Vally Subdivision, a single-family subdivision zoned Single Family (R-2).

The property is located on the northern boundary of the Chenal Planning District with the Barrett Planning District directly to the north across Highway 10. The property has about 1700' of frontage along Highway 10. The property is not in a floodway. There has been one Land Use Amendment in the area in the past 10 years to the southeast at the intersection of Highway 10 and Highway 300 from Residential Medium (RM) & Suburban Office (SO) to Neighborhood Commercial (NC) (LU2019-19-01, Ord. No. 21826).

The Chenal Planning District is centered on the Chenal Valley and Chenal Mountain area. Residential Low Density (RL) dominates the area. The major commercial areas sit at Highway 10/Chenal Parkway and the Rahling Road/Chenal Parkway intersections. There are several smaller commercial nodes proposed at intersections of major roads and along Highway 10 and Chenal Parkway. The Barrett Planning District also concentrates non-residential uses along Highway 10.

**BACKGROUND
CONTINUED**

The Highway 10-Chalamont intersection is a Collector-Arterial intersection. Collectors provide connections to Arterials and the neighborhoods, while Arterials primary function is to move traffic through the area. Most of the land south of Highway 10 is being primarily developed with single family subdivisions and will have direct access to the application site from Chalamont Drive. This allows the application site to function as a ‘traditional’ neighborhood commercial area. Staff recognizes this intersection as a potential business area.

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 land 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 November 14, 2024, meeting and there were objectors present. All Neighborhood Associations notified prior to planning commission meetings. A general notification to all associations was made for the Planning Commission Hearing.