

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 19, 2022 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment Ellis Mountain Planning District (LU2022-18-02).</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>	To approve a Land Use Plan Map amendment in the Ellis Mountain District north of 15520 Lawson Road from Residential Low Density (RL) to Mining (M).
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.
<b>BACKGROUND</b>	<p>The subject site is situated between Lawson Road and Colonel Glenn Road in western Pulaski County. In this vicinity there are two (2) ridgelines between Lawson Road and Colonel Glenn Road. To the southeast of the application area, Lawson Road goes through a break in a third ridgeline south of McHenry Creek. There is another mining operation in this third ridgeline. The applicant's current mining operation is primarily in the ridgeline north of Lawson Road. This application would extend the mining operation beyond the current ridgeline through the valley between the two (2) northern ridgelines into the northern ridgeline.</p> <p>The development along Lawson Road (in front of the mining operation) is industrial and heavy commercial in nature. There is a large-tract single-family subdivision which is partially developed to the west of the existing mining operation.</p>

**BACKGROUND  
CONTINUED**

A single single-family house on a large tract is along the north side of Lawson Road to the southeast of the application area. Immediately to the east of the application area are three larger tracts which are all zoned R-2, Single-Family District. This land is currently wooded and vacant. These tracts take access to Colonel Glenn Road.

Both the mining and single-family uses are existing in the vicinity. There is a history of these uses co-existing in this area. The owner of the mining operation and site requesting change also owns the adjacent property to the north. The land under common ownership can be used to buffer other properties from the expanding mining use. The expansion of the existing mining use if done sensitively does not have to be a negative to the surrounding uses. Buffering and environmental measures should be undertaken to assure minimal negative impacts to the adjacent properties. If this approximate twelve (12) acres is changed to Mining (M) from Residential Low Density (RL) there will still be abundant available lands for future residential development in the vicinity.

The Planning Commission reviewed this request at March 10, 2022, meeting and there were no objectors present. Notices were sent to the Citizens of West Pulaski County Neighborhood Association. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.