

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

---

**BOARD OF DIRECTORS COMMUNICATION  
MAY 18, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Land Use Plan Amendment in the 65<sup>th</sup> East Planning District (LU2021-13-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To approve Land Use Plan amendment in the 65<sup>th</sup> East Planning District from Industrial (I) Commercial to Commercial (C).</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>The subject site is located at the northwest intersection of Scott Hamilton Drive and the Interstate 30 interchange and is surrounded by approximately 1,250 acres of contiguous industrial lands, most of which are zoned I-2, Light Industrial District, and have been previously developed. This industrial area of the City extends from Fourche Creek in the north, to the south beyond Interstate 30, terminating near Baseline Road and extending from South Arch Street in the east, across Interstate 30 to Patterson Road (about a ¼ mile west of Scott Hamilton Drive). While many of the industrial sites in this area continue operations, there are some where industrial activities have ceased, leaving swaths of underutilized land.</p>	

**BACKGROUND  
CONTINUED**

Given how the site is situated at the Interstate 30 interchange and the existing adjacent land use, a proposed Commercial land use designation has limited potential to negatively impact surrounding industrial properties. Approval of the proposed Commercial land use designation would provide for a land development pattern similar to the intersection of 65<sup>th</sup> Street and Interstate 30, situated about a two (2) miles northeast of the subject site, where there are two (2) hotels, convenience stores with gas, truck repair shop, and a truck equipment store.

A Commercial land use developed at the site has the potential to provide support services to the greater industrial area and transient travelers on Interstate 30. The transfer of land use from Industrial to Commercial on this seven-acre tract should not have a significant impact to the overall supply of Industrial lands in this area or in the City as a whole.

The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Upper Baseline Neighborhood Association, Windamere Neighborhood Association and Wakefield Neighborhood Association, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.