

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment in the Geyer Springs West Planning District (LU2021-15-01).</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;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p>	<p>To approve Land Use Plan amendment in the Geyer Springs West Planning District from Residential Low (RL) Density to Residential Medium (RM) Density.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the amendment. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>The approximately 0.50-acre subject site is situated between Fourche Creek and Interstate 30, is located on the west side of North Chicot Road in a small node of the Geyer Springs West Planning District. The applicant is requesting a Land Use Plan amendment from Residential Low (RL) Density to Residential Medium (RM) Density.</p> <p>This Land Use Amendment application is accompanied by a Zoning Map Amendment request, and it is applicant's intent to rezone the site to a PRD, Planned Residential Development, zoning designation (File No. Z-9529-A). The RM Density land use category accommodates a broad range of housing types including single-family attached, single-family detached, duplex, town homes, multi-family and patio or garden homes.</p>

**BACKGROUND
CONTINUED**

Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

The applicant's request would not significantly deplete the amount of lands available for RL Density Developments in the Geyer Springs West Planning District, or the City as a whole. While a significant amount of nearby RL Density lands have been platted and developed, there are opportunities in the southern portion of Geyer Springs West Planning District and north of the site in the 65th West Planning District for the development of single-family homes in the context of the RL Density land use designation.

At the southeast corner of North Chicot Road and Mabelvale Pike is about ten (10) acres of wooded/undeveloped Residential Medium designated lands, this swath of RM Density is situated just north approximately ten (10) acres of Residential High (RH) Density designated lands, which are also undeveloped.

A change to allow for higher density in this area may be appropriate as it allows more intense land uses to be concentrated in the vicinity of the Interstate 30 and North Chicot Road overpass and outside of established lower density residential neighborhoods north of Mabelvale Pike and those areas southwest of the site. As the site is situated on a collector street, between lands designated Public Institutional (PI) and lands designated RH Density, the RM Density designation land use could compliment the area by providing a small area of moderately intense development served by parks and open space to the north.

Notices were sent to the following neighborhood associations: Town and Country and the South Brookwood Association. Staff has received no comments from area residents or from Neighborhood Associations.