

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 7, 2016 AGENDA**

<p><b>Subject:</b></p> <p>Amendment in the Interstate 430 District to Service Trades District</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</b> Resolution Approval Information Report</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>Land Use Plan Amendment in the Interstate 430 Planning District, west of Shackelford Road between Colonel Glenn Road and 36<sup>th</sup> Street from Residential High Density to Service Trades District.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission recommended approval at their April 21, 2016, Hearing by a vote of 11 ayes and 0 nays.</p> <p>This amendment to Service Trades District (STD) is an expansion of an existing area of STD to the south and southeast for the site. This action would add approximately twenty (20) acres of STD to the plan.</p> <p>Within the Interstate 430 Planning District, there have been apartment developments in areas that were not shown as Residential High Density (RH) on the plan. The apartment complex in the 4200 block of Bowman Road was shown as Residential Low Density and Residential Medium Density and was approved with a PD-R, Planned District Residential. The Mixed Use area on 36<sup>th</sup> Street between Interstate 430 and Bowman Road has developed as a church and the remainder as apartments in the 3300 block of Bowman Road.</p>	

**BACKGROUND  
CONTINUED**

The property in question is currently zoned MF-18, Multifamily District, and is shown as RH on the Plan. With the previous discussed items in mind, the change from RH at this site may offset some of the apartment developments in the corridor. There are limited areas shown as Service Trades District (STD) on the Plan in the entire planning boundary area. Overall, the STD is only 907 acres, or 0.48%, of all categories. Almost half of the STD areas, planning boundary wise, have been developed. Inventory of this category is limited in the plan area.

Notices were sent to the John Barrow Neighborhood Association. Staff has received no comments from area residents.

The subject property is still undeveloped. With the development pattern that has been occurring in this planning district and the low amount of STD shown on the Plan, Staff believes that the change is appropriate.