

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan changes between Granite Mountain, College Station and Sweet Home. (LU17-24-01)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>A Land Use Plan amendment in the College Station-Granite Mountain Area, changing Residential Low Density, northwest of the intersection of 38<sup>th</sup> Street &amp; West Line Street, to Park/Open Space and Industrial to Mining, east of State Highway 365 at King Road.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Land Use changes. The Planning Commission voted to recommend approval at their May 11, 2017, Public Hearing by a vote of 8 ayes; 0 nays; and 3 absent.</p>	
<b>BACKGROUND</b>	<p>There are two (2) areas requested for Land Use Plan amendments:</p> <p><u>Area 1:</u> Northwest of the East 38<sup>th</sup> Street &amp; West Line Street intersection. The area is currently shown as Residential Low Density (RL) on the Land Use Plan and consists of vacant lots belonging to 3M Company. The request is to expand the Park/Open Space (PK/OS) use between Mining (M) to the north and RL use to the south, along the north side of East 38<sup>th</sup> Street between West Line Street and the current PK/OS buffer line. This request creates a bigger green buffer zone between residential and current mining uses. The area is currently zoned R-2, Single-Family District, and OS, Open Space, and is along the eastern edge of the College Station Neighborhood.</p>	

**BACKGROUND  
CONTINUED**

Area 2: Along the east side of State Highway 365 at King Road. This area is shown as industrial (I) in the Land Use Plan and is currently vacant. The request for this area is from I to M; the land is currently zoned M. There is no residential use in the immediate vicinity. In addition, 3M Company and other mining operations have been and continue to acquire property in vicinity for future mining operations. This southern area is surrounded with mining use to the north, industry to the west and south, agricultural use to the east. To the east, west and south there is no zoning (outside the City Limits).

The general vicinity is dominantly occupied by mining and industrial uses. The closest residential areas to both amendment request areas are in the Granite Mountain and College Station Neighborhoods. This area should not be affected from these changes since it is half-mile away from the closest requested amendment at King Road.