

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Interstate 430 Planning District (LU2021-11-02).</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 style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To approve Land Use Plan amendment in the Interstate 430 Planning District from Mixed Use (MX) to Commercial (C).</p> <p>None.</p> <p>Staff recommended approval of the amendment. The Little Rock Planning Commission by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position made recommendation to approve the change.</p> <p>The Applicant requests a Land Use Plan amendment from Mixed Use (MX) to Commercial (C). The site is an approximate nineteen (19)-acre unplatted parcel located between Interstate 430 and Shackleford Pass (old Shackleford Road), just north of West 36th Street in the Interstate 430 Planning District.</p> <p>Given the subject site is located adjacent to an Interstate and near two interchanges, it is not surprising that the land use in the area is a mix of older established land uses and high-intensity Interstate development such as big box stores and free-standing eating establishments. Considering the success of the PCD, Planned Commercial Development, north of the site on lands designated MX, where a Wal-Mart Superstore and motels dominate the landscape, it seems logical development would continue south to the vacant lands.</p>
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**BACKGROUND
CONTINUED**

Across the Interstate to the west, near the 36th Street underpass, is another large swath of MX designated lands. A portion of these lands was used for the development of a large religious institution. Most of the other MX designated lands have been used for development of large multi-family projects. A Commercial land use at the site of this application could help meet the needs of these citizens, along with those within the detached single-family developments that butts against the Interstate commercial areas.

The MX land use designation would require the applicant to submit a PZD, Planned Zoning Development, for solely commercial uses. If this application is approved, the change could be viewed as slight since commercial uses on this site were anticipated. But since the application is solely commercial and without a PZD, an amendment is necessary. A re-classification to C-4, Open Display Commercial District, makes residential development of the adjacent MX areas less likely.

Staff feels that with a C-4 use on this land, and the other existing developments to the west and north, a review of all the MX and surrounding areas is needed. It is important that the Land Use Plan provide the best possible representation for the future development of the area. The continued designation of much of the MX in the area surrounding the application could be misleading as to the type of development on the land.

The FEMA Flood Maps illustrate the western most part of the property, adjacent to the Interstate right-of-way, is within the floodway of Panther Branch Creek. Staff is recommending lands designated as PK/OS, Park/Open Space, on the subject site not be changed on the Future Land Use Map. This PK/OS area is co-incident with the floodway on Panther Branch Creek.

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