

May 14, 2026

ITEM NO. 19:

FILE NO.: LU2026-09-01

NAME: I-630 Planning District Land Use Plan Amendment – MX to LI

LOCATION: Lots 5-8, Block 11, and W 30 feet of adjacent land of Roots and Coy Addition

OWNER/AUTHORIZED AGENT:

Owner

Triangle Group LLC
904 N Martin St
Little Rock, AR 72205

Agent

Chris East
Cromwell Architects Engineers
1300 E. 6th St
Little Rock, AR 72202

AREA: 0.84 acres +/-

WARD: Ward 1

PLANNING DISTRICT: 09

CURRENT ZONING: R-3, Single-Family District

BACKGROUND:

A. PROPOSAL/REQUEST:

The request is for a Land Use Plan Amendment from Mixed Use (MX) to Light Industrial (LI). The application is pursued concurrently with a rezoning application, File No. Z-10295, request from Single-Family District (R-3) to Light Industrial (I-2).

B. EXISTING CONDITIONS:

The subject site is 0.85 acres +/- of developed land containing surface parking lots, a vacant residential parcel, with a 20-foot platted alley the bisects the property. The site jointly has 130 feet of frontage along W 11th Street, 130 feet of frontage along W 10th Street.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

D. PLANNING/TRANSPORTATION:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Mixed Use (MX) for the application area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

To the north of the application area is area designated for Residential Medium Density (RM) uses and is characterized by two single-family homes and the entrance to Fletcher Park. Northeast of the application area is designated for Park/Open Space (PK/OS) uses and is characterized by single-family homes, a duplex, vacant lots, and Fletcher Park. East of the application area is designated for Light Industrial (LI) uses and is characterized by a tour bus facility, an HVAC contractor, and four single-family residences. South and west of the application area are areas designated for Mixed Use (MX) uses and are characterized by single-family homes, duplexes, vacant lots, and a faith-based institution. Six new residential structures have been constructed in this area within the past five years.

This site is not located in an Overlay District.

Master Street Plan:

West 11th Street and W 10th Street are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

West 11th Street and W. 10th Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

E. ANALYSIS:

The subject property consists of approximately 0.85 acres of developed land located between West 11th Street and West 10th Street. The site includes surface parking areas, a vacant residential parcel, and a 20-foot platted alley that bisects the property. The combined frontage includes approximately 130 feet along W 11th Street and 130 feet along W 10th Street. Surrounding development includes a mixture of single-family homes, duplexes, vacant lots, park/open space, and various small-scale industrial and service-oriented uses.

Staff finds that the requested Land Use Plan amendment from Mixed Use (MX) to Light Industrial (LI) is reasonable given the existing industrial activity immediately east of the site, the presence of long-established non-residential service uses in the vicinity, and the site's proximity to transportation infrastructure suitable for light-intensity industrial operations. The LI designation is intended to provide locations for low-impact, employment-oriented industrial uses that can be compatible with adjacent development when appropriate site design and buffering are applied. The concurrent rezoning request (File No. Z-10295) allows coordinated review to ensure future development will meet the applicable standards of the Light Industrial District (I-2).

The site lies within the I-630 Planning District, where development principles emphasize preserving existing residential areas while directing non-residential activity to appropriate locations. The surrounding Land Use Plan designations reflect a variety of uses in close proximity. To the north, areas are designated Residential Medium Density (RM) and include single-family homes and the entrance to Fletcher Park. Northeast lies Park/Open Space (PK/OS), characterized by additional single-family residential structures, a duplex, and vacant lots adjoining the park. Directly east is an area already designated Light Industrial (LI), developed with a tour bus facility, HVAC contractor, and several single-family homes. To the south and west, properties are designated Mixed Use (MX) and consist of residential uses, vacant parcels, and a faith-based institution. The area to the west has seen recent residential investment as six new residential structures have been constructed in proximity within the past five years.

The requested Light Industrial (LI) designation aligns with the existing LI uses directly east of the site. The amendment is a logical and minor extension of light-industrial

May 14, 2026

ITEM NO. 19: FILE NO.: LU2026-09-01 (Cont.)

activity on land use currently as a bus parking and will be required to provide appropriate landscape buffering to maintain compatibility with nearby homes through application of zoning and design standards. The request is consistent with the established land use context of the I-630 Planning District and supports orderly, predictable transitions between residential and non-residential areas.

F. STAFF RECOMMENDATION:

Staff supports the proposed Land Use Plan Amendment in the I-630 Planning District from mixed Use (MX) to Light Industrial (LI) and recommends approval.

PLANNING COMMISSION ACTION (MAY 14, 2026)

The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was approved.