

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2019 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Otter Creek Planning District – LU19-16-0.</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>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>To approve Land Use Plan amendment in the Otter Creek Planning District, 10101 Stagecoach Road, northeast edge of a commercial business center at the Otter Creek Road & Stagecoach Road intersection from Neighborhood Commercial to Commercial.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission voted 6 ayes, 0 nays, 4 absent, and 1 open to recommend approval.</p> <p>The property requesting the Land Use Plan change is northeast of Stagecoach/Otter Creek Parkway, at 10101 Stagecoach Road. The request is to amend four (4)± acres of Neighborhood Commercial (NC) to Commercial (C) and it is currently undeveloped and being filled.</p> <p>To the north of the amendment area is shown as Parks and Open Space (PK/OS) along Callaghan Branch. Beyond the PK/OS area (Floodway of Callaghan Creek) are Mixed Use (MX) and Office (O) areas to the north. To the east of subject area is vast PK/OS area (Fourche and Otter Creeks). There is Neighborhood Commercial (NC) to the west of the subject area. This NC area is occupied, with a Pharmacy, a Public Library, a Gas Station, an animal hospital.</p>	

**BACKGROUND
CONTINUED**

To the south of the subject property is a telephone switching facility; it is shown as Commercial (C) on the plan. To the south of this property is undeveloped commercial land. This is the only available undeveloped commercial land in the vicinity. To the south of this, along Otter Creek Road, is shown as Commercial (C) on the Plan and occupied with two Banks and an automotive store. Across Stagecoach Road, to the west of these commercial areas are occupied commercial uses including a bank, a grocery shopping, a gas station, and retail stores on C-2, Shopping Center District, zoned land. To the south of this land is a fast food restaurant at the northwest of Otter Creek/Stagecoach intersection on a C-3, General Commercial District, zoned land.

The proposed amendment is not a change in use but a change in intensity of the commercial use. The proposed change area is already part of the current commercial/business node as its north eastern edge. Since the change area is not next to a residential or single family area, the increase in intensity of this commercial use is not going to impact any residential negatively in the vicinity.

Notices were sent to the following neighborhood associations: Otter Creek Home Owners NA, Bentley Court NA, and, Chateaus on Stagecoach Neighborhood Associations. Staff has received no comments from area residents.