

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2019 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Interstate 430 Planning District (LU19-11-02)</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>
<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 a Land Use Plan Amendment in the Interstate 430 Planning District from RL, Residential Low Density, to RM, Residential Medium Density.</p> <p>None.</p> <p>Staff recommends approval. The Little Rock Planning Commission 10 for, 0 nays, and 1 absent to approve the change at their October 24, 2019, Hearing.</p> <p>The property requesting the Land Use Plan change is northeast of Aldersgate Road and West 20th Street. It is currently shown as Residential Low density on Land Use Plan and is 1± acres in area. To the north of the amendment area there are six (6) more single-family lots to West 18th Street, three (3) lots are undeveloped. To the west and further north of the West 18th Street is mostly developed office areas shown as Suburban Office land use. To the south of the subject property are currently mostly occupied single-family houses on Residential Low Density use. To the southwest of the subject area is a private camp area on ±100 acres of Park/Open Space land use. Over the last decade there has been reclassifications to R-4, Two-Family District, zoning scattered around the Hicks Interurban Subdivision. Concerns have been rising that the density increase, style of development and undeveloped streets are changing the character of the neighborhood.</p>	

**BACKGROUND
CONTINUED**

This request is not internal to the subdivision as these previous developments have been. The proposal is along a Collector not a Local Street and there is office zoning and development facing the proposed site across Aldersgate Road.

There is a hill just south of the amendment area which would make seeing any vehicles entering Aldersgate Road from the application area difficult. There is a platted alley in the subdivision. Access to Aldersgate Road from the application area should be limited or prevented for safety reasons if the density of development is to increase.

The impact to the remainder of the neighborhood of the density increase along Aldersgate Road should be minimal. The future development of the area at an increased density could be seen as a transition from the office west of Aldersgate Road to the single-family within the Hicks Interurban Subdivision.

Notices were sent to the John Barrow Neighborhood Assoc., Twin Lakes Homeowners Association, and Twin Lakes "B" POA. The president of John Barrow NA asked informational questions only. Staff attended the John Barrow monthly meeting and explained the amendment.