

Name: East Area Land Use Plan Amendment

Location: East of Interstate-530/Union Pacific RR Line

Request: Various

Source: Staff

PROPOSAL / REQUEST:

As part of the City's efforts to keep the Future Land Use Plan current, Staff reviewed the Plan in the area east of Interstate-530/Union Pacific Railroad line. The package has seven areas with changes:

Area 1 is southeast of the Marshall – 7th Street intersection. The change is from Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 2 is two areas between the Arkansas River and La Harpe Boulevard, west of Broadway. Change 2A is either side of Arch Street, north of La Harpe Boulevard. The change is from Mixed Use – Urban to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 2B is along the south bank of the Arkansas River from Broadway to the Union Pacific Rail line. The change is from Mixed Use – Urban to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Area 3 is south of Roosevelt Road at South Pulaski Street. The change is from Residential Low Density to Commercial. The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Area 4 is three areas generally between Main Street and Broadway, 22nd Street and Roosevelt Road. Change 4A is east of Broadway, between 22nd and 23rd Streets. The change is from Public Institutional to Mixed Use. Mixed Use 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. Change 4B is east of Spring Street, between 23rd and 24th Streets. The change is from Mixed Use to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development

is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 4C is generally north of Roosevelt Road, between Spring and Louisiana Streets. The change is from Residential High Density to Mixed Use. Mixed Use 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.

Area 5 is generally southeast of the Springer Boulevard – Carolina Street intersection. The change is from Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 6 is three areas either side of Frazier Pike, south of Thibault Road. Change 6A is south of Thibault Road and west of Frazier Pike. Change 6A is from Agricultural to Industrial. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. Change 6B is south west of the Thibault Road – Frazier Pike intersection. The change is from Agricultural to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 6C is east of Frazier Pike along the Arkansas River. Along Frazier Pike the change is from Agricultural to Industrial. And along the River the change is from Park/Open Space to Industrial. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Area 7 is two areas generally south of Interstate 440 and either side of Springer Boulevard. Change 7A is east of Springer Boulevard and south of Interstate 440. The change is from Park/Open Space to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. Change 7B is west of Springer Boulevard and south of Interstate 440. The change is from Commercial to Residential High Density. Residential High Density accommodates residential development of more than twelve (12) dwelling units per acre.

Area 8 is two areas generally between Interstate 530 and State Highway 365, north of Dixon Road. Change 8A is generally north and east of Dixon Road to Wilbern Road. The change is from Mining to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Change 8B is generally east of Dixon Road between Shamburger and Ahart Lanes. The change is from Residential low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a

variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

ANALYSIS:

The Planning and Development staff began reviewing this area in the Spring of 2018. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations in the area asking for suggested changes in the area in late March. In April after receiving only informational contacts, Staff began field reviews.

After field visits and discussions, Staff developed a package of changes and identified affected property owners. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in early May 2018. In addition the Neighborhood based groups were also notified of the proposed changes and invited to comment. Staff received several phone contacts for information as a result of this notice letter. All contacts were informational or supportive of the proposed changes. A second letter was developed and notices were sent to approximately 16 property owners and all the previous Neighborhood Association for this public hearing on the change package.

Staff believes this package of changes is a 'clean-up' to more accurately reflect the current and likely future development pattern in the area of the changes. The resulting 'package' of changes should create a more accurate Future Land Use Plan all can use, whether public or private.

Area 1 is southeast of the Marshall – 7th Street intersection. The change is from Commercial to Public Institutional. To the north is Capitol Zoning District E, State Capitol Complex and is the State Capitol building and grounds. To the east is Capitol Zoning District A, State Capitol Foreground and immediately to the east is a state office building. To the south and west is the right-of-way of Interstate 630 and is not zoned. The area proposed for the Land Use Plan change is zoned Capitol Zoning District E (State Capitol Complex) and District A (State Capitol Foreground) and it is a state office building and parking lot. This use pattern is not likely to change, thus Public Institutional more accurately represents the current and future use of the land.

Area 2 Change is two areas between the Arkansas River and La Harpe Boulevard, west of Broadway. 2A is either side of Arch Street, north of La Harpe Boulevard. The change is from Mixed Use – Urban to Public Institutional. To the east is PR (Park District) zoning and is parking area and Julius Brecken Riverfront Park. To the north, west and south is UU (Urban Use District) zoned land. To the north is the 'Riverfront trail' and Arkansas River. To the west is an office building and condominium development. To the north are the City of Little Rock municipal office buildings. The change area is zoned UU (Urban Use District) with parking lot on the eastern half and electric sub-station of the western half of the area. This use pattern is not likely to change, thus Public Institutional more accurately represents the current and future use

of the land. Change 2B is along the south bank of the Arkansas River from Broadway to the Union Pacific Rail line. The change is from Mixed Use – Urban to Park/Open Space. To the north is the Arkansas River. To the east is PR (Park District) zoning and is parking area and Julius Brecken Riverfront Park. To the north is UU (Urban Use District) with a parking lot, electric sub-station, condominiums, a vacant tract, industrial building and State office building with parking. The change area is zoned UU (Urban Use District) and is a section of the Arkansas River Trail (bike/walking trail). This use pattern is not likely to change, thus Park/Open Space more accurately represents the current and future use of the land.

Area 3 is south of Roosevelt Road at South Pulaski Street. The change is from Residential Low Density to Commercial. To the north, east and south is R-4 (Two Family District) zoned land. To the north is a single-family house and duplex. To the east is vacant lot. To the south are several sing-family houses. To the west is C-3 (General Commercial District) Land with a commercial building and several retail uses. The change area is zoned PCD (Planned Commercial District) and C-3 (General Commercial District) with two commercial buildings on the land. Based on the current zoning and use patterns the likely near to mid-term use pattern is a Commercial for this property.

Area 4 is three areas generally between Main Street and Broadway, 22nd Street and Roosevelt Road. Change 4A is east of Broadway, between 22nd and 23rd Streets. The change is from Public Institutional to Mixed Use. To the north, south and west is Capitol Zoning District N, Neighborhood Commercial with single-family houses, and office structure, Church and parking lot. To the east is Capitol Zoning District M, Mansion Area Residential zoned land with single-family houses. The change area is zoned Capitol Zoning District N, Neighborhood Commercial with a single-family house. This property is not part of a public use and is likely to continue in a use based on its zoning making Mixed Use more appropriate. Change 4B is east of Spring Street, between 23rd and 24th Streets. The change is from Mixed Use to Residential Low Density. To the north, south and east is Capitol Zoning District M, Mansion Area Residential zoned land with single-family homes and undeveloped parcels. To the west is Capitol Zoning District N, Neighborhood Commercial zoned land with a power sub-station, four-plexes and vacant parcels. The change area is zoned Capitol Zoning District M, Mansion Area Residential and has two single-family houses on two parcels. This use pattern is not likely to change in the near future making Residential Low Density more appropriate. Change 4C is generally north of Roosevelt Road, between Spring and Louisiana Streets. The change is from Residential High Density to Mixed Use. To the north is Capitol Zoning District M, Mansion Area Residential zoned land with single-family houses and vacant parcels. To the east and west is Capitol Zoning District N, Neighborhood Commercial zoned land with a commercial shopping center to the west and a single-family house and land owned by a locate church currently used as a school. To the south is C-3 (General Commercial District) and R-4 (Two-Family District) zoned land with a commercial structure and several vacant parcels. The change area is zoned Capitol Zoning District N, Neighborhood Commercial with a couple commercial

structure and a couple single-family houses. This property is likely to continue in a use based on its zoning making Mixed Use more appropriate.

Area 5 is generally southeast of the Springer Boulevard – Carolina Street intersection. The change is from Commercial to Public Institutional. To the north is M (Mining District) zoned land. This is the entrance to the rock crushing facility for 3-M Company, however the immediate area is partially wooded. To the east and south is not zoned and outside the City's zoning jurisdiction. There is a mix of single-family structures, businesses and vacant parcels to the south and east. To the west is PCD (Planned Commercial District) zoned land with retail commercial use. The change area is not zoned and outside the City's zoning jurisdiction. Lighthouse Holding currently owns the property and is using it for quasi-public uses. This is not likely to change in the near future making Public Institutional a more appropriate use.

Area 6 is three areas either side of Frazier Pike, south of Thibault Road. Change 6A is south of Thibault Road and west of Frazier Pike. Change 6A is from Agricultural to Industrial. In all directions except the northeast there is no zoning and beyond the City's zoning jurisdiction. To the northeast the land is zoned I-3 (heavy Industrial District) and is part of the Welspun industrial complex. The land in these areas is currently agricultural in nature. The change area is currently not zoned and agricultural in use, but has been purchased by the Little Rock Port for future development. The Port's plan for the area is as industrial making a change to Industrial more appropriate. Change 6B is south west of the Thibault Road – Frazier Pike intersection. The change is from Agricultural to Public Institutional. The land in all directions is not zoned and beyond the City's zoning jurisdiction. The current use of this land is generally agricultural in nature. The change site is owned by the federal government and use as part of the radar system for the airport. The site is not zoned. The use is unlikely to change in the near future making Public Institutional a more appropriate designation for this site. Change 6C is east of Frazier Pike along the Arkansas River. Along Frazier Pike the change is from Agricultural to Industrial. And along the River the change is from Park/Open Space to Industrial. To the south and west is not zoned and beyond the City's zoning jurisdiction. The current use is agricultural in nature. To the north is I-3 (Heavy Industrial District) zoned land at is part of the Little Rock Port Industrial Park. To the West is the east is the Arkansas River. The change area not zoned and beyond the City's zoning jurisdiction. The current use is agricultural in nature. With the changes in ownership and the developments to the north this area is likely to be developed in the future as an industrial use, either as part of the Little Rock Port Industrial Park or related. This would make the Industrial classification a more appropriate designation for this land.

Area 7 is two areas generally south of Interstate 440 and either side of Springer Boulevard. Change 7A is east of Springer Boulevard and south of Interstate 440. The change is from Park/Open Space to Public Institutional. To the north is R-3 (Single Family District) zoned land within the floodway of Fourche Creek. To the east is OS (Open Space District) zoned land in the floodplain of Fourche Creek. To the south is R-2 (Single Family District) zoned land developed as a single-family subdivision. To the west is C-3 (General Commercial District) zoned land with an apartment complex on it.

The change area is zoned R-2 (Single Family District), it is the site of a former elementary school that has been used by a community based group for years to provide various services to the community. This is not likely to change in the midterm making Public Institutional the most appropriate future land use designation. Change 7B is west of Springer Boulevard and south of Interstate 440. The change is from Commercial to Residential High Density. To the north and west is R-3 (Single Family District) zoned land within the floodway of Fourche Creek. To the south is R-2 (Single Family District) zoned land developed as a single-family subdivision. To the east is south is R-2 (Single Family District) zoned land developed with a former school building currently used to provide community based services. The change area is zoned C-3 (General Commercial District) zoned land with an apartment complex on it. This is not likely to change in the midterm making Residential High Density the most appropriate future land use designation.

Area 8 is two areas generally between Interstate 530 and State Highway 365, north of Dixon Road. Change 8A is generally north and east of Dixon Road to Wilbern Road. The change is from Mining to Park/Open Space. In all directions there is no zoning since it is beyond the City's zoning jurisdiction. To the west and northwest are open mining areas. To the east is mostly wooded and vacant land with a few structures. To the south is a public high school. The change area is not zoned and is vacant or wooded. The land is currently owned by the mining operations to the east and northeast and currently used as a 'buffer' between that use and the neighborhood uses. This change is to recognize the need for such a buffer and that this is where the buffer currently is located. Change 8B is generally east of Dixon Road between Shamburger and Ahart Lanes. The change is from Residential low Density to Public Institutional. In all directions there are residential and accessory structures as well as vacant land. The change area is not zoned and is a church with related structures. Based on the current use the best future use designation for this area is Public Institutional.

In response to the second notice mailed July 20, 2018, Staff received no contacts as a result of this mailing.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Apple Blossom Neighborhood Association (NA), Capitol Hill NA, Central High NA, Coalition of Little Rock Neighborhoods, College Station Progressive League, Community Outreach Neighborhood Organization, Downtown Little Rock Partnership, Downtown NA, Dunbar Historic NA, East Little Rock NA, East Roosevelt NA, Granite Mountain NA, Hanger Hill NA, Hermitage Property Owners Association (POA), MacArthur Park POA, Meadowbrook NA, Martin Luther King NA, Pettaway NA, River Market District NA, Southend Coalition, South End Neighborhood Development Association, South End Community Organization, Whitmore Circle NA, Write Avenue NA. In addition the Little Rock Pork Authority and Clinton National Airport were contacted. Letters were sent to approximately 16 property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing on May 10, 2018, as well as some

comments of support for the proposed change. The second mailing on July 20 was sent to approximately 16 property owners and area neighborhood associations to notify them of the public hearing.

STAFF RECOMMENDATIONS:

This package of amendments is designed to make the Future Land Use Plan more reflective of current and likely mid-term future uses for this area. Staff recommends the approval of the package of changes.

PLANNING COMMISSION ACTION:

(AUGUST 23, 2018)

The item was placed on the consent agenda for approval. At the request of the League of Women Voters, Staff reviewed each of the change areas prior to the vote on the consent agenda. By a vote of 9 for, 0 against and 2 absent to consent agenda for approved.