

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 20, 2021 AGENDA**

<p>Subject:</p> <p>Land Use Plan Amendment – Interstate 430 Planning District (LU2021-11-01).</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 Land Use Plan amendment in the Interstate 430 Planning District from MOC, Mixed Office Commercial, to C, Commercial.</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The subject site is an undeveloped parcel in an existing commercial development node along Colonel Glenn Plaza Drive. Clearing and grading work has occurred on the site in anticipation of future development. Immediately south of the site, lands in the northeast Interstate 430 quadrant have been developed with two (2) auto retail operations, an auto-oriented restaurant and a nursing college.</p> <p>Additional lands with a Commercial land use designation are limited in this area, with only a few smaller parcels available. South of Colonel Glenn Road, in the southwest quadrant of the Interstate 430 interchange, lands designated for Commercial land use have mostly been developed. The area is host to automobile retail operations and a multi-screen movie theatre.</p>	

**BACKGROUND
CONTINUED**

East of Interstate 430, the northeast quadrant is developed with quick-serve restaurants, light industrial flex space, and some commercial operations fronting Colonel Glenn Road. North of these commercial developments, there is approximately sixty (60) acres of undeveloped land designated as SO, Suburban Office. Arkansas Central Water has a three (3)-acre site, situated along I-430 just south of the SO designated lands, where a water tower was developed.

Additional commercial uses have been developed along the south side of Colonel Glenn Road. The southeast quadrant of Interstate 430 and Colonel Glenn Road has been developed with an auto retailer and other highway oriented commercial uses, including two (2) hotels and farm supply retailer. South of these commercial developments on lands designated SO and O, Office, there are two (2) large office developments (Arkansas Baptist State Convention and Centene Corporation) in addition to some smaller office uses developed north of Talley Road. South of Talley Road, there are approximately 100 acres of SO designated lands that have not yet been developed.

A change in land use designation from MOC, Mixed Office Commercial, to C, Commercial, would allow for commercial development to extend north from its current terminus, about a quarter mile north of Colonel Glenn Road, the use would allow for additional commercial uses at an intersection planned for high intensity uses, with Brodie Creek acting as a buffer to future office and commercial developments along West 36th Street. Undeveloped lands assigned a Commercial land use designation are limited at this interchange. The City has additional capacity in the area to accommodate office developments within the Interstate 430 Planning District.

Notices were sent to the John Barrow Neighborhood Association, and staff has received no comments from area residents and neighborhoods.