

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2022 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment Geyer Springs West Planning District (LU2022-15-01).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	To approve a Land Use Plan amendment in the Geyer Springs District at the northwest corner of Mabelvale Pike and Sibley Hole Road from Light Industrial (LI) to Commercial (C).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.	
<b>BACKGROUND</b>	<p>The subject site is situated between Interstate 30 and Mabelvale Pike. Large areas of Commercial (C) were put on the Land Use Plan Map in the 1990s at the Baseline Road and Mabelvale Pike interchange with Interstate 30. Light Industrial (LI) is shown along the Interstate from this commercial node west to the Interstate 430 interchange. This site is the eastern edge of the Light Industrial (LI) area with Commercial (C) show to the east.</p> <p>Development in the vicinity has been characterized by limited, sporadic, industrial uses and a few low-density residential developments. South of the application area has been large-lot residential since the time of annexation around 1980. The Pinedale Cove Subdivision, southwest of the site, dates from the late 1980s and early 1990s.</p>	

**BACKGROUND  
CONTINUED**

The recent developments has been to the east. Along Mabelvale Pike to the northeast largely commercial in nature development has occurred – tire retail store and equipment rental business. To the east, across Mabelvale Pike two multi-family developments have been completed- the Orchards of Mabelvale and the Valley Estates of Mabelvale. The most recent activity in the vicinity is the new 60-acres Southwest Little Rock High School campus southeast of the site, across Mabelvale Pike.

This change does not include the Park/Open Space (PK/OS) area along the north side of Sibley Hole Road. This PK/OS area would help protect the existing and proposed Residential Low Density (RL) areas along the south side of Sibley Hole Road. The amendment in land use at the site would not eliminate in entirety the amount of undeveloped lands designated for Light Industrial (LI) in this area. In recent years, there has not been an increase in the number or size of the light industrial uses developed or proposed in the vicinity.

The Planning Commission reviewed this request at February 10, 2022, meeting and there were no objectors present. Notices were sent to the Pinedale Neighborhood Association and Southwest United for Progress. Staff received only informational contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.