

Name: Central Area Land Use Plan Amendment

Location: East of Interstate-430, Between Interstate-630 and Interstate-30, west of Union Pacific Railroad

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 430, between Interstate-630 and Interstate-30, west of the Union Pacific Railroad. The package has nine areas with changes; each area has from one to four changes:

Area 1 is generally either side of west 30th Street, east of Washington Street. There are two changes in this area. Change 01A is from Residential Low Density to Service Trades District. This area is north of 30th Street. The second change (01B) is from Residential High Density to Service Trades District. This area is south of 30th Street. Service Trades District is for office, warehousing and industrial park activities that primarily serve other office or industrial businesses. A Planned Zoning District is required if not wholly office.

Area 2 is generally south of Asher Avenue, between Coleman Creek and University Avenue. There are two changes proposed in this area. Change 02A is from Residential High Density to Public Institutional. This area is along Asher Avenue. The second change (02B) is from Park/Open Space to Public Institutional. This area is south of area one. 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 3 is to the west of University Avenue, south of Charles Bussey Avenue. Change 03 is from Office to Mixed Office Commercial. Mixed Office Commercial is a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

Area 4 is between Riley Drive and Kanis Road, west Kanis Park. Change 04 is from Residential High Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains and other designated open space and recreation land.

Area 5 is at the east end of Tall Timber Boulevard. Change 05 is from Residential Low Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains and other designated open space and recreation land.

Area 6 is between Colonel Glenn Road and West 43rd Street and John Barrow Road and Boyd Street. There are four changes in this area all to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains and other designated open space and recreation land. Change 06A is from Residential Low Density to Park/Open Space. The area is generally along the right-of-way for 44th Street between Boyd and Longcoy Streets. The second change (06B) is from Residential Low Density to Park/Open Space. The area is generally north of Colonel Glenn Road, east of the right-of-way for Boyd Street. The third change (06C) is from Commercial to Park/Open Space. The area is north of Colonel Glenn Road, generally west of Manor Avenue. The fourth change (06D) is from Residential Low Density to Park/Open Space. The area is east of John Barrow Road, generally north of 46th Street.

Area 7 is north of Colonel Glenn Road, generally west of the right-of-way for Whitfield Street. The change for area 07 is from Light Industrial to Mixed Use. Mixed Use category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.

Area 8 is northwest of the intersection of Chicot Road and Mabelvale Pike. Change area 08 is from Residential Low Density, Residential High Density, Office and Commercial to Mixed Use. Mixed Use category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.

Area 9 is either side of Portsmouth Drive, north of Young Road. There are three changes in this area. Change 09A is from Mixed Use to Residential Medium Density. This area is west of Portsmouth Drive at Trent Drive. Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The second change (09B) is from Residential Low Density to Office. This area is northeast of the Young Road-Portsmouth Drive intersection. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The third change (09C) is from Mixed Use to Office. The area is northwest of the Young Road-Portsmouth Drive intersection. The office category represents services provided directly to consumers (e.g., legal,

financial, medical) as well as general offices which support more basic economic activities.

ANALYSIS:

The Planning and Development staff began reviewing this area in December 2015. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. After field visits and staff discussions, letters were sent to all neighborhood associations in the area asking for suggested changes in the area. Only a couple informational calls were received. Staff then developed a package of changes and affected property owners identified. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in March 2016. Staff received numerous phone calls and email responses to that letter notifying them of the proposed changes. Most contacts were informational only. There were several written requests not to make the suggested change for their property from the Sage Meadows area (west of John Barrow Road, south of Tanya Drive). This area was removed from the package of changes by Staff. The final package of changes was developed and property owners together with neighborhood associations were contacted in early May about the public hearing to consider the changes.

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. This resulting 'package' of changes should create a more accurate Future Land Use Plan that all can use, whether public or private.

Area 1 is generally either side of west 30th Street, east of Washington Street. To the east and north is R-3 (Single Family) zoning and is mostly developed with single-family homes. To the west and south are C-3 (General Commercial) with some C-4 (Open Display Commercial) and I-2 (Light Industrial) zoned properties with businesses and a few vacant parcels. Most of the area proposed for the Land Use Plan change is zoned I-2 (Light Industrial). There are three parcels zoned O-3 (General Office), R-5 (Urban Residential) and R-3 (Single Family). Much of the area is owned and used by Clark Power Company for their storage and offices. This area has been zoned and used for years as a storage and office area and this is not likely to change in the near or mid-term makes a change from Residential to Service Trades District reasonable.

Area 2 is generally south of Asher Avenue, between Coleman Creek and University Avenue. To the east and south is R-2 (Single Family) zoning which is the floodplain/floodway of the Rock and Fourche Creeks. To the west is C-3 (General Commercial) with a shopping center. To the north is C-3 (General Commercial) and C-4 (Open Display Commercial) zoning with a former shopping center. UALR owns this area and has moved some of their uses into the area. The Change area is land that the University (UALR) has acquired for their uses. The northern portion had been built as a private development for student housing and is now part of UALR's campus housing. The southern portion had been a vacant drive-in and open spaces which the University has developed in to college related sporting facilities. Thus a change to a Public Institutional designation for this area would appear appropriate.

Area 3 is an area west of University Avenue, south of Charles Bussey Avenue. To the east, west, south and northwest are all R-2 (Single Family) zoned land. There are single-family homes on the parcels to the south, west and northwest. To the east is vacant land owned by UALR. To the north east is C-3 (General Commercial) zoned land with relate uses. The change area is zoned PCD (Planned Commercial District) and developed as a commercial center with a mini-warehouse development. These uses are not likely to change in the near to mid-term, thus a Mixed Office Commercial designation would be appropriate.

Area 4 is between Riley Drive and Kanis Road, west Kanis Park. To the south is zoned R-2 (Single Family), with a conditional use permit to the southwest for a church and to the southeast vacant or homes. To the east is PR (Park) zoned land, developed as Kanis Park. To the north is O-3 (General Office) zoned land with a rehabilitation center located on the land. The PCDs are mostly developed with retail uses and the R-2 is a single-family subdivision. To the west is zoned O-2 (Office and Institutional) with a medical related building. The property shown for the change is owned by the City of Little Rock due to existing developments is not accessible from the north, west or southeast. The City Parks Department does not plan to support any use of this land other than open space in the future, making the Park/Open space designation most appropriate.

Area 5 is at the east end of Tall Timber Boulevard. To the south and west is R-2 (Single Family) zoned land with homes. To the north and east is zoned PR (Park). These are the Hindman and Brodie Creek Parks. The change area is undeveloped and zoned R-2 (Single Family). The City owns this land and the Parks Department does not plan to support any use of this land other than open space in the future. This makes a change in designation to Park/Open Space more appropriate.

Area 6 is between Colonel Glenn Road and West 43rd Street and John Barrow Road and Boyd Street. To the north, east and west are areas mostly zoned R-3 (Single Family) which are either vacant or developed with homes. To the south and along Colonel Glenn Road is C-1 (Neighborhood Commercial), C-3 (General Commercial), C-4 Open Display commercial) and PCD (Planned Commercial Development) with retail uses. The change areas surround an area zoned R-3 (Single Family) and C-3 (General Commercial). The core area (currently shown as Park/Open Space) was originally developed for recreation purposes. The City acquired this area and then acquired some surrounding properties to expand the recreational use. These changes are to reflect the City's acquisitions expanding the original use area. The Park/Open Space designation is most appropriate.

Area 7 is north of Colonel Glenn Road, generally west of the right-of-way for Whitfield Street. To the north is Zoned PCD (Planned Commercial District). Most of this land is undeveloped but five homes have been constructed as part of the future development. The future development is to be various forms of residential with a mosque and school together with some commercial uses. To either side along Colonel Glenn Road is zoned I-2 (Light Industrial) with related uses to the east and heavy commercial uses. To the east is a former manufacturing facility and some retail uses. To the south across Colonel Glenn Road is O-2 (Office and Institutional) zoned land with a former

educational building. The change area is zoned C-3 (General Commercial) and PCD (Planned Commercial District) with a retail use and a proposed area for commercial and office uses. Base of the uses within the approved Planned Development as well as the existing use, Mixed Use is more appropriate use than Light Industrial use for this area.

Area 8 is northwest of the intersection of Chicot Road and Mabelvale Pike. To the north and west is R-2 (Single Family) zoned land which is largely vacant with a few homes. To the east and south is MF-18 (Multifamily) zoned land with apartment complexes. The area of change is zoned C-3 (General Commercial) and R-2 (Single Family) and is mostly undeveloped. There are two business structures (one is currently being used for a church) and three residential structures. A change to Mixed Use would be better for the area and surrounding neighbors than the Commercial, Office and Residential High Density currently on the Plan.

Area 9 is either side of Portsmouth Drive, north of Young Road. Most of the surrounding land is zoned R-2 (Single Family) and is either developed with homes or is vacant. There are a few businesses along Young Road to the west backing up to the Freeway. Change area 'A' is zoned R-5 (Urban Residential) and is vacant. Using this property for a residential purpose is most appropriate and Residential Medium Density allows more density than the surrounding development, as the current zoning does more appropriate. Change area 'B' is northeast of the Young Road – Portsmouth Drive intersection. The land is zoned O-3 (General Office) and has an office building and union hall building on it. These uses are consistent with the Office classification. Change area 'C' is to the north west of the Young Road – Portsmouth Drive intersection. The land is zoned R-2 (Single Family) with a Conditional Use Permit and O-3 (General Office). There is a parking lot and vacant church building on the property. With the zoning and existing structures Office would be a better representation.

In response to the second notice mailed May 3, 2016, Staff received a few informational phone calls.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Barrow Action Group, BCD-CDC, Broadmoor NA, Broadmoor POA, Brownwood Terrace POA, Campus Place POA, College Place POA, Curran Conway NA, Fair Park Residents Association, Forrest Hills NA, Goodwill NA, Greenwood Acres HOA, Hope NA, John Barrow NA, Kensington Place POA, Leander NA, Love NA, Meadowcliff Brookwood NA, Midway NA, New Africa POA, North Broadmoor Crime Watch, Oak Forest NA, Pecan Lake POA, Pine to Woodrow NA, Point O'Woods NA, South Brookwood Ponderosa NA, South of Asher NA, Stagecoach-Dodd NA, Stephens Area Faith NA, Tall Timber HOA, Town & country NA, Twin Lakes A HOA, Twin Lakes B POA, Twin Lakes B Special RIP, University Park NA, Upper Baseline NA, Wakefield NA, West Heights Place NA, Westbrook NA, Westwood NA, Waters Edge NA and Oak Forest Initiative Coalition, SWLR United for Progress, Neighborhood Connections, and Coalition of Little Rock Neighborhoods. Letters were sent to approximately 60 property owners in the area. Staff has received several informational calls from area residents as a result of the initial mailing in March. These were mostly informational. There was a request to not proceed in one area, which staff

is honoring. The second mailing on May 3 was sent to approximately 24 property owners and the same neighborhood associations to notify them of the public hearing. Staff received an email contact requesting clarification on the proposed change for their property.

STAFF RECOMMENDATIONS:

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

PLANNING COMMISSION ACTION:

(JUNE 2, 2016)

Walter Malone, Planning Staff reviewed each of the 9 change areas. Mr. Malone reviewed the zoning and use pattern of each area. Staff believes these changes make the Plan more accurate based on existing uses, zoning and the likely short-term use of the areas.

A motion was made to approve the package of changes. By a vote of 10 for, 0 against and 1 absent the package of changes was approved.