

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 19, 2022 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment Interstate 430 Planning District (LU2022-11-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>To approve a Land Use Plan Map amendment in the Interstate 430 Planning District, either side of Interstate 430, north of 36th Street to the Shackelford Road and Interstate 430 Interchange, from Neighborhood Commercial (NC), Mixed Use (MX), Mixed Office Commercial (MOC), Office (O), Residential Medium Density (RM), Residential high Density (RH), and Park/Open Space (PK/OS) to Mixed Use (MX), Residential High Density (RH), Public Institution (PI), Commercial (C), Residential Medium Density (RM), Service Trades District (STD), and Neighborhood Commercial (NC).</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes; 0 nays; and 1 open position.</p>
BACKGROUND	<p>At the July 8, 2021, Planning Commission Meeting, a land use plan map amendment was approved from Mixed Use (MX) to Commercial (C). Staff had recommended a review of the Land Use Plan Map in the area if this amendment was approved by the Board of Directors. This occurred on August 17, 2021. Staff presented an area for review to the Plans Committee of the Little Rock Planning Commission in late 2021.</p> <p>Potential areas of chance were discussed with the Planning Commission Plans Committee. Areas within the study area were identified for further discussion to determine if a land use amendment was warranted.</p>

**BACKGROUND
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Possible changes were shared with the area Neighborhood Associations and directly affected property owners in February 2022. Comments were received in early March 2022 and shared with the Plans Committee at their April 2022 Meeting.

Change Area 1: The proposed change is from Neighborhood Commercial (NC) to Mixed Use (MX), at the area located at the northeast corner of 36th Street and Bowman Road. Currently a mixed-use building is under construction on this site, which consumes the entirety of Area 1. The existing development is new construction and is just now being occupied. Change in use of the structure is not likely in the near or mid-term. The MX designation more accurately reflects the existing and likely future use of this land.

Change Area 2: The proposed change is from Mixed Office Commercial (MOC) to Mixed Use (MX). Area 2 has three (3) single-family houses located on three (3) lots currently along the north side of 36th Street, between Bowman Road and Interstate 430. One (1) of the tracts is zoned R-2, Single-Family District, with a house, and two (2) tracts are zoned O-3, General Office District. One (1) of the office zoned tracts is vacant and the other has two (2) houses on it. The land surrounding Area 2, north of 36th Street, is all proposed as MX. The MX designation adds residential to the options already allowed with the Mixed Office Commercial designation. Live-work or a mix of residential and non-residential uses is becoming more desirable. Staff believes the Mixed Use designation is more appropriate for the future development of this land.

Change Area 3: The proposed change is from Mixed Use (MX) to Residential High Density (RH). Area 3 is along the east side of Bowman Road and was developed as an apartment complex (Bowman Point). The land is zoned PDR, Planned Development Residential, District. This is a relatively new apartment development with higher end units, and the use is not likely to change in the near or mid-term.

Change Area 4: The proposed change is from Mixed Use (MX) to Public Institutional (PI). The Church at Rock Creek sanctuary is currently on the land within Area 4, which is zoned POD, Planned Office Development, District. The Church at Rock Creek is not likely to relocate in the near or mid-term; therefore, the most appropriate designation for the land with the sanctuary on it is PI.

**BACKGROUND
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Change Area 5: The proposed change is from Mixed Use (MX) to Commercial (C): The majority of the area has been development as a retail center (Shackleford Crossing) with restaurants, main street type of development, several ‘large box’ retailers and a street with several motel/hotels. The north approximately three-fourths of the land has been zoned PCD, Planned Commercial Development, District, with the southernmost section zoned to R-2, Single-Family District. This land is currently wooded and vacant, and most is active commercial use with a small amount of office use. This pattern is likely to continue for the short and mid-term; therefore, a change to C for the eastern edge, as well as the northern and southern portions of the overall development is most appropriate.

Change Area 6: The proposed change is from Mixed Use (MX) to Service Trades District (STD). Currently there is an office/warehouse type of development on the land within Area 6, and the property is zoned PCD, Planned Commercial Development, District. There is an office use and the more ‘typical’ office warehouse showroom type of building in the change area. The land is developed and not likely to change in the near or mid-term.

Change Area 7: The proposed change is from Mixed Use (MX) to Residential Medium Density (RM). Currently the area is an undeveloped wooded site, and the land is zoned MF-12, Multifamily District, with twelve (12) units per acre. It is located at the southern terminus of Aldersgate Road. This proposed amendment is consistent with both the existing zoning pattern and the previous development proposals but forth by the property owner.

Change Area 8: The proposed change is from Office (O) to Service Trades District (STD). Currently the land east of Shackleford Road, south of the intersection with Shackleford Pass, is an undeveloped and wooded. The site is zoned O-3, General Office District. The Office/warehouse/showroom type of development is become more popular, and there are similar developments along Shackelford Road near Colonel Glenn Road, and along Colonel Glenn Road on either side of Interstate 430. There is an existing Office warehouse/showroom structure across Shackleford Road from this site. STD is a flexible type of development. With the land available and location of this site, and STD would appear to be an appropriate future development pattern for this land.

**BACKGROUND
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Change Area 9: The proposed change is from Mixed Use (MX), Office (O), Residential Medium Density (RM) and Residential High Density (RH) to Neighborhood Commercial (NC). Change Area 9 is the four (4) corners of the 36th Street/Shackleford Road Intersection. There is still a need for some neighborhood and service commercial for the residents of the area. The introduction of the Neighborhood Commercial designation in this area could help address the need for service and neighborhood oriented commercial uses. There is also a growing demand for these types of uses in the general area.

Change Area 10: The proposed change from Park/Open Space (PK/OS) to Mixed Use (MX). Currently there is a single-family house on this tract. The Tract is mostly outside of the floodway. The land is zoned R-2, Single-Family District, and most of this tract is developable and not within the creek's floodway. The Land Use Plan Map shows Mixed Use for the land in this area.

The Planning Commission reviewed this request at June 9, 2022, meeting. Notices were sent to the John Barrow Neighborhood Association, Kensington Place POA, Woodlands Edge POA and the Sandpiper Neighborhood Association. In addition, letters were sent to approximately forty (40) property owners in the area in late January 2022. Several responses were received from the property owners by the end of February 2022. Most responses were informational; however, two (2) two requested that their properties not be included in the package and both were removed.