

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

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

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Land Use Plan Amendment Chenal Planning District (LU2022-19-01).</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 Map amendment in the Chenal Planning District, southeast of the Maywood Drive & Cantrell Road intersection, from Residential Low Density (RL) to Suburban Office (SO).	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends denial of the amendment. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay and 1 open position.	
<b>BACKGROUND</b>	The application area is situated along the south side of Cantrell Road at the southeast corner of Cantrell’s intersection with Maywood Drive. This site is part of a basically developed area annexed in 2007 as part of the City’s effort to close several islands (areas totally surround by the City of Little Rock). The Land Use Plan Map shows large areas of Commercial at the intersections of Chenal Parkway and Chenonceau Boulevard with Cantrell Road (either direction from the application site). Between these ‘Nodes’ the Plan Map shows a mix of Office (O), Suburban Office (SO), and Residential Low Density (RL). An area of Mixed Use is shown in the area which had been the ‘Stones Market’ area along Highway 10. This Mixed Use (MX) area is just east of the application site. There has been little to no development of new uses between the ‘Nodes’ during the last couple of decades.	

**BACKGROUND  
CONTINUED**

The application area is made up of two (2) tracts with single-family houses on each. The houses were built when Highway 10 (Cantrell Road) was a two (2)-lane highway outside the City Limits of Little Rock. Since then, the roadway has been widened to five (5)-lanes with shoulders in this location. Most of this widening has been on the opposite side of the roadway. The volumes for this section of Cantrell Road have been fairly consistent since 2007 with volumes generally around 17,000 ADT.

The Planning Commission reviewed this request at May 14, 2022, meeting and there were no objectors present. Notices were sent to the Aberdeen Court Property Owners Association, Maywood Manor Neighborhood Association and the Valley Ranch Property Owners Association. Staff received no contacts from area residents or from Neighborhood Associations prior to the drafting of the Staff Analysis.