

**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 Chenal Planning District (LU2022-19-02).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	To approve a Land Use Plan Map amendment in the Chenal Planning District along the southwest side of Chenal Parkway, south of the Northfield Drive intersection from Residential Low Density (RL) to Suburban Office (SO).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 10 ayes; 0 nays; and 1 open position.	
BACKGROUND	The application area is situated along the southwest side of Chenal Parkway a little more than a tenth of a mile southeast corner of the Chenal Parkway and Northfield Drive intersection. The site is wooded and vacant with a zoning of PD-R, Planned Development - Residential. The site backs up to a developed single-family subdivision (Duquesne Court), and is zoned R-2, Single-Family District, and shown on the Plan Map at Residential Low Density (RL). Across Chenal Parkway to the north is wooded vacant land zoned from O-2, Office and Institutional District, to C-3, General Commercial District, The land to the east of the vacant and wooded with a zoning of R-2. There are two (2) large utility easements with power lines running through this land.	

**BACKGROUND
CONTINUED**

There is a large amount of amount of non-residential (commercial and office) zoning at the Chenal Parkway and Cantrell Road intersection. This area is partially developed. Close to half of the commercially zoned land has been developed with almost none of the office zoned land being developed. There are no residential uses that take access from Chenal Parkway from Cantrell Road to Chenonceau Boulevard (this portion of Chenal Parkway).

There is additional available undeveloped RL designated land to the east of the application site. There is some still some available undeveloped Residential Medium Density (RM) designated land at the Chenal Parkway-Cantrell Road intersection. Also to the south of the application area is an area of Residential High Density (RH) designated land along Chenal Parkway. This land is wooded and zoned MF-6, Multifamily District, with six (6) units per acre; therefore, there is both available office and residential land in the general area.

The Planning Commission reviewed this request at June 9, 2022, meeting. Notices were sent to the Aberdeen Court POA, Maywood Manor Neighborhood Association and the Valley Ranch POA. As of the time of writing, staff reports that only contacts with questions had been received from area residents or from neighborhood associations.

**BACKGROUND
CONTINUED**

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
CONTINUED**

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
CONTINUED**

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.