

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>Approval of Land Use Plan Amendment (LU15-11-01)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | To approve Land Use Plan changes at the northeast corner of Bowman Road and 36th Street (LU15-11-01) from Mixed Use to Neighborhood Commercial. | |
| FISCAL IMPACT | None. | |
| RECOMMENDATION | Staff recommended approval. The Little Rock Planning Commission voted 9 ayes, 0 nays and 2 absent to approve the changes. | |
| CITIZEN PARTICIPATION | One (1) comment was received concerning the Future Land Use Plan Amendments. | |
| BACKGROUND | <p>The current Land Use plan shows Mixed Use, which provides for a mixture of residential, office and commercial uses to occur. A PZD, Planned Zoning District, is required if the use is entirely office or commercial or if the use is a mixture of the three (3) uses. The proposal is to change to Neighborhood Commercial for the approximately seven (7) acres at the corner. The Neighborhood Commercial category includes limited small scale commercial development in close proximity to a neighborhood, providing goods and services to the neighborhood market area.</p> <p>While either category can have purely commercial uses in them, the difference is that the Mixed Use category requires a PZD whereas the Neighborhood Commercial does not.</p> | |

**BACKGROUND
CONTINUED**

The Neighborhood Commercial category would provide smaller scale commercial options for the residents of that area, the existing single-family houses and the two (2) new apartment complexes just north of the site on Bowman Road. While the Mixed Use category might have gotten a development that is truly mixed with more than one (1) use, the location of this site being at the intersection of two (2) arterials would have probably led to a pure commercial development even with the Mixed Use designation.

If the property is zoned C-1, Neighborhood Commercial District, all uses in the permitted uses list of C-1 would be allowed. Likewise, any more intense uses that are in C-2, Shopping Center District, C-3, General Commercial District, and C-4, Open Display Commercial District, which might be included in a PZD would not be allowed by right in any proposed C-1 zoning. In addition, Conditional Uses under C-1 would come back before the Planning Commission if applied for.

If one looks at the entire area north of 36th Street and bounded by Bowman Road and Interstate 440, the area is being developed as mixed use with the church and its limited office uses, the multifamily to the north, and whatever uses are developed under the proposed C-1 in the subject area. In one sense, it is still Mixed Use for the entire area. With the apartments and church uses, the entire area will have less Commercial acreage than it could have had with the Mixed Use designation. Also, the next time Staff reviews this area; we will consider removing the option of Commercial for the developed areas.