

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 1, 2017 AGENDA**

<p>Subject:</p> <p>Land Use Plan changes between Granite Mountain, College Station and Sweet Home. (LU17-24-01)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>A Land Use Plan amendment in the College Station-Granite Mountain Area, changing Residential Low Density, northwest of the intersection of 38th Street & West Line Street, to Park/Open Space and Industrial to Mining, east of State Highway 365 at King Road.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the Land Use changes. The Planning Commission voted to recommend approval at their May 11, 2017, Public Hearing by a vote of 8 ayes; 0 nays; and 3 absent.</p>	
<p>BACKGROUND</p>	<p>There are two (2) areas requested for Land Use Plan amendments:</p> <p><u>Area 1:</u> Northwest of the East 38th Street & West Line Street intersection. The area is currently shown as Residential Low Density (RL) on the Land Use Plan and consists of vacant lots belonging to 3M Company. The request is to expand the Park/Open Space (PK/OS) use between Mining (M) to the north and RL use to the south, along the north side of East 38th Street between West Line Street and the current PK/OS buffer line. This request creates a bigger green buffer zone between residential and current mining uses. The area is along the eastern edge of the College Station neighborhood.</p>	

**BACKGROUND
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Area 2: Along the east side of State Highway 365 at King Road. This area is shown as industrial (I) in Land Use Plan and is currently vacant. The request for this area is from I to M. There is no residential use in the immediate vicinity. In addition, 3M Company and other mining operations have been and continued to acquire property in vicinity for future mining operations. This southern area is surrounded with mining use to the north, industry to the west and south, agricultural use to the east. To the east, west and south there is no zoning (outside the City Limits).

The general vicinity is dominantly occupied by mining and industrial uses. The closest residential areas to the both amendment request areas are in Granite Mountain and College Station neighborhoods. This area should not be affected from these changes since it is half a mile away from the closest requested amendment at King Road.