

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

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| <p>Subject:</p> <p>Land Use Plan Amendment – Geyer Springs East Planning District (LU2021-14-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p> | <p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p> |
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| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>To approve Land Use Plan amendment in the Geyer Springs East Planning District from Residential Medium (RM) to Commercial (C).</p> <p>None.</p> <p>Staff recommended denial of the amendment. The Little Rock Planning Commission by a vote of 7 ayes, 1 nays, 2 absent, and 1 open position to approve the change.</p> <p>The Applicant requests a Land Use Plan amendment from Residential Medium (RM) to Commercial (C) on an approximate 0.7-acre unplatted parcel located on the east side of Scott Hamilton Drive, approximately 0.25 miles north of Baseline Road in the Geyer Springs East Planning District.</p> <p>The subject site is located in an area of the City that was largely developed prior to being annexed into the City of Little Rock. Many of the commercial areas within the Geyer Springs East Planning District are composed of numerous curb cuts and uneven setbacks cause visual problems and create traffic hazards.</p> <p>The Land Use Map attempts to discourage further strip commercial development along major roads by showing Commercial at the major intersections and in areas of concentrated commercial use along the arterials.</p> |
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**BACKGROUND
CONTINUED**

Along most of Baseline Road in areas of little to no existing commercialization the Plan shows Office (O) as the future development pattern.

To the east (rear) of the lot, there is a land locked residential parcel. This residential parcel has a twenty (20)-foot ingress/egress easement across the subject site. If a zoning change and a commercial development at this site were to occur, the twenty (20)-foot ingress/egress easement would have to be maintained.

One of the prime purposes of the Land Use Plan is to protect and stabilize existing neighborhoods. The change of land use, and a subsequent zoning change at this site to a Commercial zoning designation would directly impact the adjacent lot and neighborhood at large, increasing the encroachment of Commercial uses.

Many of the Commercial uses near the site are legal non-conforming. Their use was grandfathered when they came into the City. Non-conforming uses are not allowed to expand without obtaining a zoning change that would bring their use into compliance.

A change in land use at the site to a Commercial land use appears to conflict with the City's long-term goals.

Notices were sent to the Upper Baseline Neighborhood Association and the Windemere Neighborhood Association. Staff has received no comments from area residents or from Neighborhood Associations.