

**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 – – Chenal Planning District (LU2021-19-02).</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> |
| <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 Chenal Planning District from Mixed Office and Commercial (MOC) to Commercial (C).</p> <p>None.</p> <p>Staff recommended approval of the amendment. The Little Rock Planning Commission by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position to approve the change.</p> <p>The Applicant requests a Land Use Plan amendment from Mixed Office and Commercial (MOC) to Commercial (C) on an approximate thirty-one (31)-acre unplatted parcel located on the southeast corner of Kirk Road and Wellington Hills Road in the Chenal Planning District.</p> <p>The subject site is in a part of the Chenal Planning District that has seen significant development. The site is designated Mixed Office Commercial (MOC) on the Future Land Use Map. This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A PZD, Planned Zoning District, is required if the use is mixed office and commercial.</p> | |

**BACKGROUND
CONTINUED**

The applicant is requesting a Commercial designation, which would not preclude Office development. Wellington Hills Road and Kirk Road meet at a traffic circle at the northwest corner of the subject site. Different levels of development have occurred on the parcels adjacent to the traffic circle, except for the subject site. The subject site has the infrastructure to support Commercial operations and the site has the ability to provide commercial services to the low-density residential communities east of the site. Given the access and visibility of the site, the use of the site for commercial appears appropriate.

The site is zoned PCD, Planned Commercial Development, and the previous approval at this site included provisions for the site to be developed predominantly with Commercial land uses and some Office Uses. The Commercial uses previously proposed at the site made up about 70% of the development; however, the PCD has expired as construction activities did not commence within required time after final approval.

Within the Chenal Planning District and Ellis Mountain Planning District (just south of the Chenal Planning District) there are opportunities for office developments on Suburban Office (SO), Mixed Office Commercial (MOC), and Office (O) designated lands.

Notices were sent to the Villages of Wellington Neighborhood Association, the Parkway Place Neighborhood Association and the Citizens of West Pulaski County Neighborhood Association. Staff has received no comments from area residents or from Neighborhood Associations.