



**BACKGROUND  
CONTINUED**

The property to the southeast of the intersection is shown as SO (Suburban Office). This property has several mobile homes on it, that have been used as businesses in the past and is zoned C-1, Neighborhood Commercial District. Further to the east along Highway 10 are two (2) single-family homes zoned R-2, Single-Family District, and shown as SO. To the northwest of this intersection is vacant and wooded land shown as SO. West of the amendment area is the Joe T Robinson Schools Complex shown as PI. To the south of the subject area is vacant land which has been plotted/subdivided for single-family homes.

The development of Chenal Parkway by this property owner and others moved the major commercial intersection less than half a mile to the east. This property owner is the original owner of much of the land south of Highway 10 which is being primarily developed with single-family subdivisions. The street layout and subdivision design has been done to limit access and connectivity. Thus the two (2) single-family subdivisions adjacent and to the south of the application site will have no direct access to the site. While the uses will be adjacent on a map to access each other will be a drive of over a mile.

There is C-1, Neighborhood Commercial District, zoned property adjacent to the east of amendment property. This land has historically had local service type commercial and business uses. The subject area will be the continuation of this area. The intersection (Highway 300-Highway 10) is identified as a non-residential business area by the Plan. Neighborhood Commercial has been shown on the Plan historically and there is C-1 zoning currently in place at the intersection. While the area is not likely to fully function as neighborhood commercial due to the development patterns of the surrounding area, the site is adjacent to residential where commercial use should be Neighborhood Commercial by definition. The lower intensity commercial uses of Neighborhood Commercial would be more desirable with the existing public/quasi-public uses and residential uses.

Notices were sent to the Duquesne Place POA. Staff has received no comments from area residents and neighborhoods.