

Name: Land Use Plan Amendment – Otter Creek Planning District

Location: 10101 Stagecoach Road

Request: Neighborhood Commercial (NC) to Commercial (C)

Source: Raymend Hickey, Central Arkansas Engineering Pllc

PROPOSAL / REQUEST:

Land Use Plan amendment in the Otter Creek Planning District from Neighborhood Commercial (NC) to Commercial (C). Commercial includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The request is to allow for future commercial development on the site.

EXISTING LAND USE AND ZONING:

The property is undeveloped and being filled zoned as R-2 Single Family District and is 4 acres ± in size. North and east are zoned as R-2 Single Family District undeveloped, and, wooded (Callagahan and Fourche Creeks). To the west along Stagecoach Road from north through south is orderly zoned as Neighborhood Commercial District (C-1) with an undeveloped lot, a pharmacy, a Central Arkansas Library system branch, and a gas station to Otter Creek Parkway. Further south of Otter Creek Parkway is zoned as Shopping Center District (C-2) with a strip mall, a grocery, a gas station, and some fast food restaurants. South of the requested property is zoned as R-2 Single Family District and occupied by Southwestern Bell Telephone Co. Further south of this telephone switching facility is zoned as General Commercial District (C-3) until to Otter Creek Road is respectively undeveloped wooded land then a bank. To the east of this bank are an automotive store and another bank to the east along Otter Creek Road.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The property is currently shown as Neighborhood Commercial (NC) on the plan. It is vacant, being filled and, 4 acres ± in size. North of the property is wooded, and shown as Parks/Open Space (PK/OS) along Callagahan Branch on the Plan. East of the property is Parks/Open Space (PK/OS) and wooded, as well (Fourche Creek). West of the property across Stagecoach Road, is Neighborhood Commercial (NC). It is a Central Arkansas Library system branch to the north and a gas station to the south. South of the property is Neighborhood Commercial (NC) and Commercial (C) and owned by Southwestern Bell Telephone Co.

May 16, 2005, a change was made from Single Family (SF) to Mixed Use (MX) to the north west of the property. The ordinance number for this change is 18277. February 18, 2014, a change was made from Commercial (C) to Service Trade District (STD) to the south west of the property. The ordinance number for this change is 20847.

MASTER STREET PLAN:

To the west of the subject area is Stagecoach Road and is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There is a Class I along Fourche Creek; Class II along Stagecoach Road. A Class I Bike Path is built separate from or alongside a road. Additional paving and right of way may be required. A Class II Bike Lane is located on the street as either a 5' shoulder or six foot marked bike lane. Additional paving and right of way may be required.

PARKS:

There are no public parks shown in the immediate vicinity.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

The property requesting the Land Use Plan change is northeast of Stagecoach / Otter Creek Parkway, at 10101 Stagecoach Road. The request is to amend +4 acres of Neighborhood Commercial (NC) to Commercial (C) and it is currently undeveloped and being filled. The site is on Stagecoach Road and on the northeast edge of a commercial business center at the Otter Creek Road & Stagecoach Road intersection. There are +25 acres of Service Trade District (STD) shown area on the Plan to the northwest and south of Otter Creek Road/Stagecoach intersection.

To the north of the amendment requested area is shown as Parks and Open Space (PK/OS) along Callaghan Branch as a strip on the Plan. Beyond the PK/OS area (Floodway of Callaghan Creek) are Mixed Use (MX) and Office (O) uses to the north. To the east of subject area is vast PK/OS area due to Fourche and Otter Creeks.

There are +10 acres of Neighborhood Commercial (NC) to the west of the subject area. This NC area is occupied, from north to south, with a Pharmacy, a Public Library, a Gas Station with a fish eatery in it, an animal hospital, and some other neighborhood commercial uses in it.

To the south of the subject property is a telephone switching facility, it is shown as Commercial (C) on the plan. To the south of this property is +4 acres of undeveloped commercial land. It is zoned as General Commercial (C-3). This is the only available undeveloped commercial land in the vicinity. To the south of this available commercial property, along Otter Creek Road, is shown as Commercial (C) on the Plan and occupied with two Banks and an automotive store and zoned as General Commercial (C-3). Across the street, Stagecoach Road, to the west of these commercial areas are occupied commercial uses including a bank, a grocery shopping, a gas station, and retail stores on a Shopping Center District (C-2) zoned land. To the south of this C-2 zoned area is a fast food restaurant at the northwest of Otter Creek/Stagecoach intersection on a C-3 zoned land.

There are currently three big storage facilities to the northwest and south of the Otter Creek Road/Stagecoach intersection, zoned as Shopping Center District (C-2), Planned Commercial Development (PCD), Planned Development Commercial (PDC), and these are shown as Service Trade District (STD) on the Future Land Use Plan.

Southeast of Otter Creek/Stagecoach Road is zoned as C-3, occupied with a gas station, a fast food restaurant, a doughnut shop and a dry cleaner on land shown as Commercial on the Land Use Plan. To the southwest of Otter Creek/Stagecoach Road is a vacant, C-2 zoned, Service Trade District (STD) area.

The proposed amendment is not a change in use but a change in intensity of the commercial use as a switch from limited small scale commercial development use to a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. The proposed change area is already part of the current commercial/business node as its north eastern edge. Since the change area is not next to a residential or single family area, the increase in intensity of this commercial use in the area is not going to impact any residential negatively in the vicinity.

#### NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Otter Creek Home Owners Neighborhood Association (NA), Bentley Court NA, and, Chateaus on Stagecoach NA. Staff has received no comments from area residents.

#### STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

PLANNING COMMISSION ACTION:

(SEPTEMBER 12, 2019)

The Item was placed on the consent agenda for approval. By a vote of 6 for, 0 against, 4 absent and 1 open position, the Planning Commission voted to approve the Consent agenda.