

Owner: Pinnacle Ridge Development and Ranch Properties, Inc.

Applicant: Tim Daters, White-Daters and Associates

Location: Northeast end of Ranch Blvd., at the 8800 Block

Area: 1.6 Acres

Request: Rezone from R-2 to OS

Purpose: Parking for existing park

Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – The Nature Conservancy park; zoned R-2

South – Undeveloped property; zoned R-2

East – Undeveloped property; zoned R-2

West – Single family residences; zoned R-2

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the River Valley Property Owners Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Pinnacle Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to OS (Open Space District) to allow a parking lot for an existing park.

Master Street Plan: South of the property is Ranch Blvd. and it shown as a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: Class I Bike Path is shown along the rail road line. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

E. STAFF ANALYSIS:

Pinnacle Ridge Development and Ranch Properties, Inc., owners of the 1.60 acre property located at the northeast end of Ranch Blvd. (8800 block), are requesting to rezone the property from "R-2" Single Family District to "OS" Open Space District. The rezoning is proposed in order to utilize the property for parking for the Nature Conservancy park located to the north.

The property is undeveloped and partially wooded. A gravel driveway extends across the property, from Ranch Blvd. to the park property to the north. A Little Rock and Western Railroad right-of-way is located along north property boundary, between the property and the park. The properties to the east and south are undeveloped and zoned R-2. Single family residences are located further south and to the west.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested OS zoning does not require an amendment to the plan.

Staff is supportive of the requested OS rezoning. Staff views the request as reasonable. The property has a history of being utilized as access and parking for The Nature Conservancy park located across the railroad right-of-way to the north. The rezoning would allow for this continued use and development of a more

permanent parking lot for the park. Staff believes rezoning this property to OS will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested OS rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 4, 2018)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.