

August 10, 2023

ITEM NO.: 5

FILE NO.: LU2023-20-01

NAME: 18404 Cantrell Road

LOCATION: Northeast corner of Cantrell Road and Valley Ranch Drive

OWNER/AUTHORIZED AGENT:

Brian Dale; Authorized Agent
Joe White & Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223
(501)217-9141

AREA: 4.6 acres +/-

WARD: 5

PLANNING DISTRICT: 20

CENSUS TRACT: 42.05

CURRENT ZONING: O-3 and R-2

BACKGROUND:

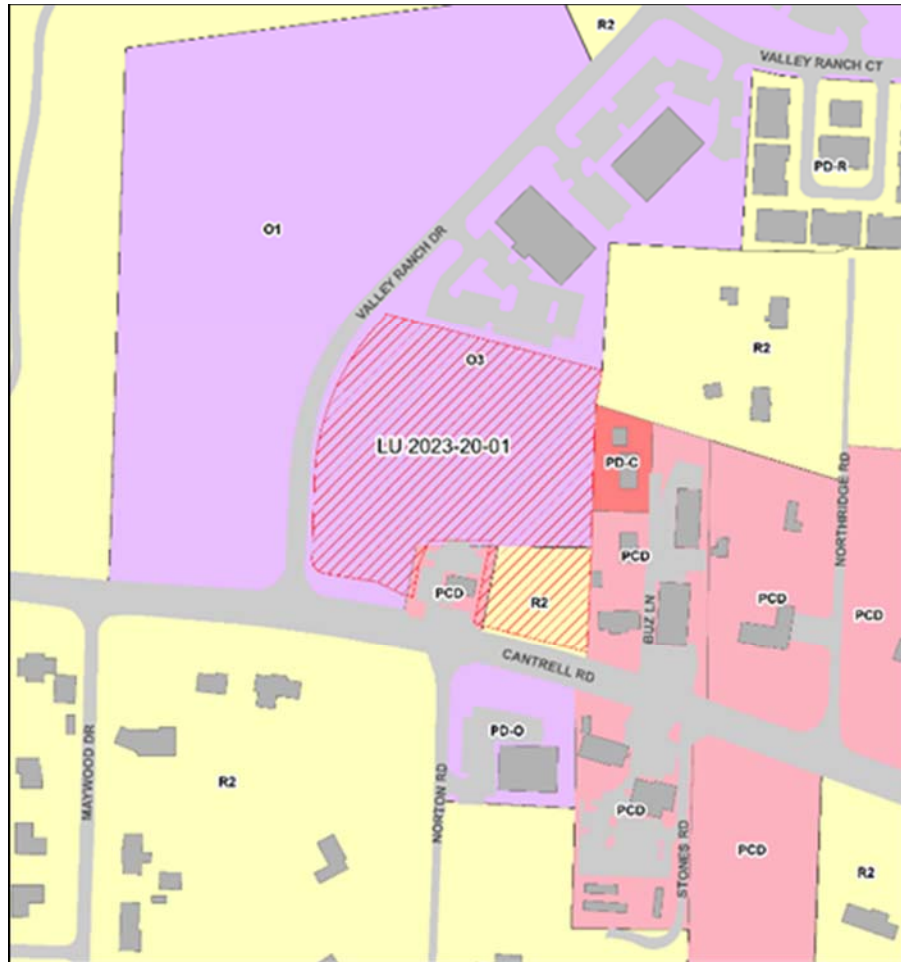
The requested change area is at the northeast corner of Cantrell Road and Valley Ranch Drive. The subject site is in the Pinnacle Planning District and the Highway 10 Design Overlay District.

This Land Use Plan Map amendment application accompanies a Zoning Map amendment request. It is the applicant's intent to rezone the site to a General Commercial District (C-3); (File Z-9811).

A. PROPOSAL/REQUEST:

The application is to amend the Land Use Map from Office (O) and Mixed Use (MX) to Commercial (C). The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The Mixed-Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

B. EXISTING CONDITIONS/ZONING:



The requested area is comprised of three parcels. The parcel in the southeast portion is currently vacant. The previous residential structure was demolished in 2017. The parcel in the northwest has about an acre of pasture and about three acres of woodland. A third parcel at the southwest corner is approximately 35 feet wide and 130 feet long angled from southwest to northeast is about one tenth acre. There are two parcels of less than one half acre when combined that are midway of the application area’s southern boundary.

North along Valley Ranch Drive are two office buildings, past which is a gated subdivision with patio homes, a long-term care rehabilitation facility, and a developed subdivision.

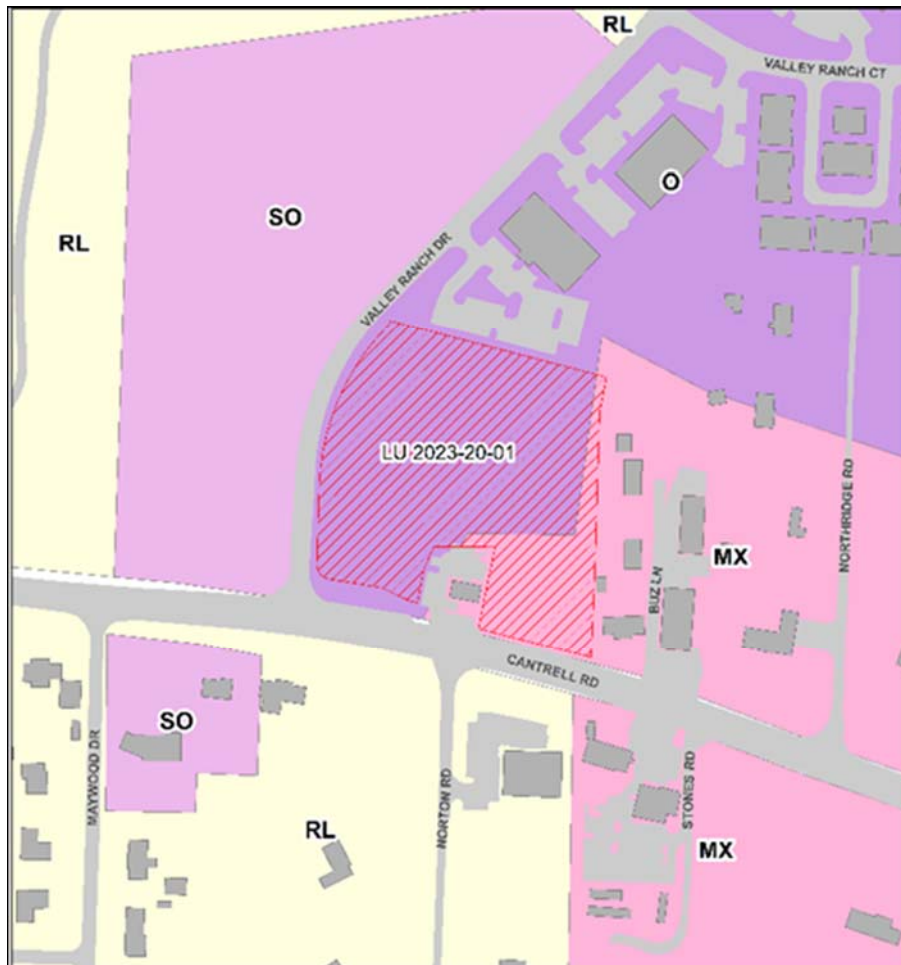
East along Cantrell Road are Planned Commercial Developments (PCD) with retail, restaurants, and office uses. West along Cantrell Road is a private school on the north and on the south.

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

G. TRANSPORTATION/PLANNING:

Land Use Plan:

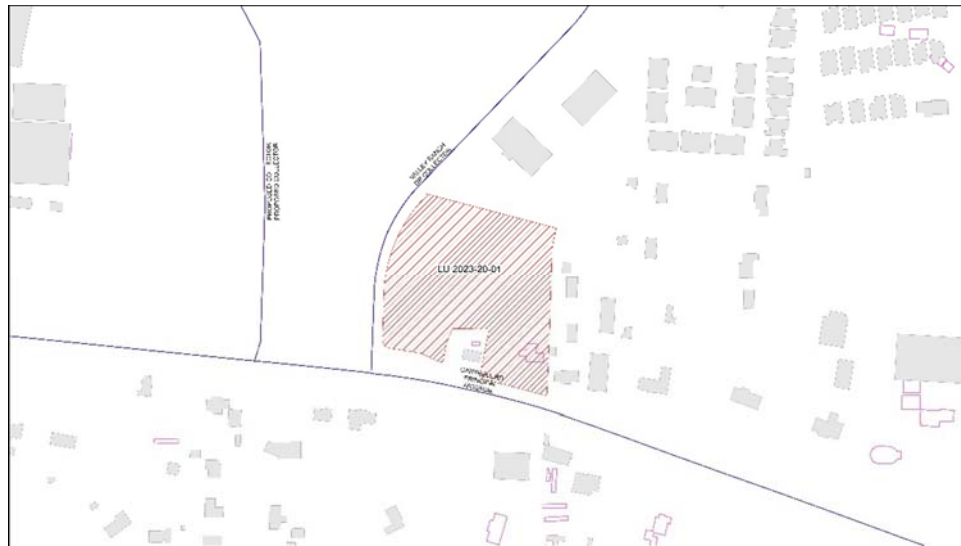


Surrounding the application area to the east is an area of Mixed Use (MX) with large developed residential tracts, a liquor store, auto repair business and an office. The Mixed-Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. North of the application site is an area of Office (O) with offices, a rehab facility, and a subdivision developed with townhomes. East of the townhomes is an area of Residential Low Density (RL) with a developed subdivision. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling

units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. To the west of the site, across Valley Ranch Drive, is a partially wooded tract of pasture in a Suburban Office (SO) district. The Suburban Office (SO) category provides for low-intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required.

South of Cantrell Road to the east is an area of Mixed Use (MX) with two sit-down restaurants, a trailer park, a vacant wooded lot and a large tract with a single-family home. South of Cantrell Road to the west is a small Suburban Office (SO) district with two large tracts, surrounded by Residential Low Density with single-family residences and a developed single-family subdivision.

Master Street Plan:



Cantrell Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Dedication of additional right-of-way may be required to allow for future expansion to six through lanes plus left and right turn lanes. Standard Right-of-Way (ROW) of 110 feet is required. Sidewalks are required on both sides. Valley Ranch Drive is shown on the Master Street Plan as a Collector. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials or activity centers with the secondary function of providing access to adjoining property. Standard Right-of-Way is 60 feet. Sidewalks are required on one side.

Bicycle Plan:

Cantrell Road is shown on the Master Bike Plan with a proposed Bikeway-1, Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

There are no historic districts or structures in the immediate area.

H. ANALYSIS:

The application area is located at the northeast corner of the Cantrell Road and Valley Ranch Drive intersection. The application area covers approximately 4.6 acres. The northern boundary follows a floodway from west to east. The western boundary follows Valley Ranch Drive for about 430 feet. The southern boundary is along Cantrell Road. The frontage on Cantrell is about 150 feet from Valley Ranch Drive to an area of about half an acre with retail commercial use that occupies about 100 feet of access to Cantrell Road, the application area then fronts Cantrell Road for another 200 feet. This section along Cantrell Road has access areas across the curb.

There have been three Land Use Plan Amendments in the last 20 years. LU2014-04 (Ord. 20921) in 2014 amended the area to the northeast which became Valley Ranch subdivision from Office to Residential Low Density. LU2021-19-01 (Ord. 22003) in 2021 amended approximately 4 acres from Suburban Office to Commercial to the east and south of Cantrell Road. LU2022-19-01 (Ord. 22157) in 2022 amended approximately 1.6 ac southwest of Valley Ranch Drive and Cantrell Road from Residential Low Density to Suburban Office.

To the east of the application area on the north side of Cantrell Road the Land Use is shown as an area of Mixed Use. This Mixed Use area is completely zoned with Planned Commercial Developments.

I. STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to amend the land use designation at the subject site from Residential Low Density (RL) to Commercial (C).