

Owner: Patsy Reese  
Applicant: Raymond Hickey  
Location: 10101 Stagecoach Road  
Area: 6 Acres  
Request: Rezone from R-2 to C-3  
Purpose: Future commercial development  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Undeveloped property, office and church; zoned R-2 and O-3

South – Utility sub-station, bank and car wash; zoned R-2 and C-3

East – Undeveloped property (floodway); zoned R-2

West – Library, convenience store and mixed commercial uses (across Stagecoach Road); zoned C-1

A. PUBLIC WORKS COMMENTS:

1. Stagecoach Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary at time of building permit.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on Rock Region Metro bus route #23 (Baseline/Southwest Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Otter Creek, Bentley Court, Wedgewood Creek and Southwest Little Rock United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Neighborhood Commercial (NC) for this property. This category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The applicant has applied for a rezoning from R-2 (Single Family District) to C-3 (General Commercial District) to allow for future commercial use of the property. There is an accompanying Land Use Plan Amendment on this agenda to change the Use to Commercial (C).

Master Street Plan: To the west of the property is Stagecoach Road; it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers 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 Principal 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 II Bike Path shown on Stagecoach Road. This Bike Lane provides a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Patsy Reese, owner of the six (6) acre property located at 10101 Stagecoach Road, is requesting to rezone the property from "R-2" Single Family District to "C-3" General Commercial District. The applicant is requesting C-3 zoning for future commercial development.

The property is currently undeveloped. Some site work has been taking place on the property in anticipation of future development. An advanced grading variance was recently approved for this property by the Planning Commission (March 14, 2019). The site work includes tree clearing and filling of the property.

The property is located in an area of mixed uses and zoning. An office use, a church development and single family residences are located to the north and northwest, with properties zoned R-2, O-3 and PCD. Mixed commercial uses are located to the south on R-2 and C-3 zoned properties. Mixed commercial uses are located to the west and southwest in C-1, C-2, C-3 and PCD zonings. Undeveloped property is located to the east.

The City's Future Land Use Plan designates this property as "NC" Neighborhood Commercial. The applicant has filed a land use plan amendment application to change the designation of this property to "C" Commercial. The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial, office and residential zoning and uses along Stagecoach Road, a minor arterial roadway. There are existing C-3 zoned properties to the south at the intersection of Stagecoach Road and Otter Creek Road. C-3 zoning of this property will be in keeping with the zoning pattern along this section of Stagecoach Road, north and south of Otter Creek Road. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 12, 2019)

The applicant was 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 for approval, including all staff comments and conditions. The vote was 6 ayes, 0 noes, 4 absent and 1 open position.