

Name: Land Use Plan Amendment – Chenal Planning District  
Location: Southeast Corner of Arkansas Systems Drive and Chenal Parkway  
Request: Mixed Office Commercial to Commercial  
Source: Tim Daters, White Daters

PROPOSAL / REQUEST:

Land Use Plan amendment in the Chenal Planning District from Mixed Office Commercial to Commercial. Mixed Office and Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The Commercial category 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 proposed use on the application is “commercial”.

EXISTING LAND USE AND ZONING:

The property is wooded and currently zoned Planned Commercial Development PCD and is 5.1 acres ± in size. Immediately to the south is land occupied by a strip commercial shopping center, the Centre at Chenal, zoned Planned Development - Office PDO. Farther south is Office and Institutional District O-2 with office uses and General Commercial C-3 with newly built strip centers and vacant land. To the west across Chenal Parkway, is O-2 and Planned Office Development POD that are both occupied with offices. Directly across Chenal Parkway is a piece of vacant property zoned Planned Commercial District PCD. To the north are lands zoned Office and Institutional District O-2 and General Office O-3, all occupied with office uses. Also to the northwest is the Promenade shopping center zoned Shopping Center District C-2. To the east, across Kirk Road is the Fellowship Bible Church on land zoned Single Family R-2, Multifamily MF18, and Neighborhood Commercial C-1 with a Conditional Use Permit for the church.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

On June 17, 2003 multiple changes were made in the general area from Office to Multi Family on Rahling Road near Champlin / Kirk Road; and from Single Family to Multifamily and from Single Family and Multifamily to Low Density Residential on the site of Fellowship Bible Church.

On June 27, 2006 a change was made from Low Density Residential, Neighborhood Commercial and Office to Mixed Office Commercial at the southeast corner the roundabout at Kirk and Office Systems Drive.

On August 19, 2014 as a result of the periodic review of the Future Land Use Plan, two additional changes were made. A change from Residential Medium Density, Residential High Density, Residential Low Density and Neighborhood Commercial to Public Institutional to recognize Fellowship Bible Church and from Mixed Use to Office north of Kanis and east of Rahling Road.

MASTER STREET PLAN:

Chenal Parkway is shown as a Principal Arterial on the plan. The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial.

Arkansas Systems Drive is shown as a Collector on the plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials.

Both Chenal Parkway and Arkansas Systems Drive are built to the standard with the exception of the south/east bound lanes of Chenal Parkway across from the site are only two lanes instead of three.

BICYCLE PLAN:

Bikeway I – Bike Path

This classification of bikeway is built separate from or alongside a road. Additional paving and right of way may be required. This is shown along Chenal Parkway and has been built in some sections on the west side of the right of way. This Bike Path stretches from Cantrell Road along Chenal Parkway, Rock Creek to Coleman Creek in War Memorial Park abutting or going through five parks.

PARKS:

According to the Master Parks Plan, this area is not in a service deficit area meaning that there are either public or private park facilities within an eight block radius of this site.

HISTORIC DISTRICTS:

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

ANALYSIS:

The site is undeveloped and Zoned Planned Commercial District (PCD) for two structures one commercial in nature and one mixed office and commercial. This was approved two years ago but remains valid. A new PCD request has

been approved for this site by the Little Rock Planning Commission and is scheduled to be heard by the Little Rock Board of Directors on October 5, 2015. Past developments approved by the City for this site have allowed for a number of commercial uses, so a change to Commercial on the Land Use plan could be viewed as recognizing the existing zoning pattern.

This site is located at the intersection of a Collector and a Principal Arterial. Commercial activities are generally found to be appropriately placed at those intersections. Chenal Parkway has three north bound lands and two southbound lanes at this point and Arkansas Systems Drive has been built to Collector standard. The roadway infrastructure should be able to handle any additional traffic generated.

There are large areas of Commercial, Office and Mixed Office Commercial shown on the Land Use Plan in all directions from the application area. The Commercial areas are generally around the Chenal Parkway and Rahling Road intersection and the Chenal Parkway-Kanis Road intersection. At the Chenal-Rahling Road intersection most of the southeast and southwest quadrants have been developed. The northeast quadrant is the only one with a large area of undeveloped Commercial land. At the Kanis Road-Chenal Parkway intersection the area north of Chenal Parkway is developed but the areas either side of Kanis Road, south of Chenal Parkway is undeveloped Commercial use areas.

The Office areas are northeast, southeast and southwest of the application area. Most of this area is developed or proposed for office development. A larger area of undeveloped Office use area exists northwest of the Rahling Road-Chenal Parkway intersection. There are two areas of Mixed Office Commercial one along the south side of Saint Vincent Way to the west which is partial developed. The other is east of Kirk Road to the east of the application area and is undeveloped at this time.

There will be available Office and Mixed Office Commercial areas on the Plan if this area is changed to Commercial. While there are areas of Commercial shown on the Land Use Plan in the immediate area that are undeveloped, a large amount of them have been zoned through the planned unit development process and are awaiting buildout. Previous actions through the Planned Development process had approved a predominantly commercial development pattern for this site. Thus a change in the Plan to Commercial is not a major change and basically recognizes the City's previous 'use' actions.

#### NEIGHBORHOOD COMMENTS:

No neighborhood associations were deemed to cover the site or immediately adjacent.

FILE NO.: LU15-19-01 (Cont.)

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STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2015)

This item was placed on the consent agenda for approval. The motion passed with a vote of 9 ayes, 0 noes, and 2 absent.