

FILE NO.: LU20-11-01

Name: Land Use Plan Amendment – I-430 Planning District

Location: 11001 Kanis Road

Request: Parks Open Space (PK/OS) & Office (O) To Commercial (C)

Source: White Daters & Associates, Inc., 24 Rahling Circle

PROPOSAL / REQUEST:

Land Use Plan amendment in the I-430 Planning District from Parks Open Space (PK/OS) & Office (O) to Commercial (C). Commercial represents services including 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. There is currently a church building to the east of the lot, and another building to the west of the same lot. They all belong to the same owner.

EXISTING LAND USE AND ZONING:

The property is currently zoned R-2 and is 1.64 acres ± in size. North of the property is Kanis Road and mostly vacant, wooded land and zoned as General Commercial District (C-3). South of the property is vacant, zoned as Single Family District (R-2), and owned by the same owner. To the southeast there is a 40 foot strip zoned as Open Space (OS). West of the property are two R-2 zoned lots, then a General Office District (O3) with one structure on it, and then a Quiet Office District (O1) with three (3) structures on it. East of the property is zoned as Shopping Center District (C-2) and is vacant.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The property is currently shown as Office (O) and it has a church on it, and is 1.6 acres ± in size. To the south of the property there is a Parks Open Space (PK/OS) strip separating the property from the mostly vacant Commercial (C) use to its' south with the same ownership. There is a related re-zoning application requested to be amended as from Single Family District (R2) to Commercial (C) in the same agenda for both parcels with the same ownership. North of the property is Kanis Road, across Kanis Road it is shown as Commercial on the Plan, and it is vacant. East of the property is a vacant Office. To the west there are four lots which are shown on the Plan for Office use and each has one structure on them.

September 3, 2019, two properties on Kanis Road amended from Office (O) to Commercial (C) with LU19-11-03 land use amendment. One is northeast of Embassy Suites Drive & Kanis Road intersection and the other one is southwest of Kanis and Centerview Drive. These changes are half a mile to the west of subject area.

On February 18, 2014, a land use plan change was made from Office (O) to Commercial (C) to the southeast of Shackelford and Kanis Road, 0.1 miles to the south east of the subject property. Within the same Land Use amendment (LU13-02) a change was made from MOC (Mixed Office Commercial) & NC (Neighborhood Commercial) to C (Commercial).

MASTER STREET PLAN:

To the north of the area is Kanis Road and it is 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. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike lanes in the immediate vicinity.

PARKS:

There are no city recognized parks 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 south of Kanis Road. It is currently shown as Office and to the south as PK/OS as a green strip. The PK/OS strips are mostly used in the Plan to separate two different uses. In this case it was used to separate the Commercial use from the Office use. It should be noted that the ownership crosses this Land Use line and the owner wishes to re-develop the entire ownership. There is a related re-zoning application for the same property on the same agenda to rezone the area from O-3 to C-3.

The request is to amend ± 1.6 acres of Office to Commercial. There is currently a church on the property. There is a second building structure on the west portion of the property and it belongs to the same owner. The site is within a prominent business center near the intersection of two Interstates. Much of the retail and commercial is in the northern quadrants along Markham and Chenal Parkway. With Commercial also shown at the

Kanis-Shackleford Roads and Kanis-Bowman Roads Intersections. Large office areas are along Markham west of I-430, and Kanis Road south I-630. West of I-430 along Kanis Road is mostly medical related office associated with Baptist Hospital. East of I-430 is an area developed as an Office Park with additional office uses surrounding it.

There are two commercial nodes at the arterial intersections to the west and east. To the west is the Bowman and Kanis Road intersection with a beverage shop, a Goodwill Donation Center, a strip mall to the northeast, and a big box retail shop (Lowe's) to the northwest of this intersection. To the east is Shackleford and Kanis Road intersection with a gas station to the southwest, a bank, some restaurants to the southeast, a hotel and retail to the northwest, and Arkansas Farm Bureau to the northeast of this intersection.

Directly north and south of the subject property is currently undeveloped Commercial and approximately ± 14 acres in size. To the east of the subject property, southwest of Kanis and Centerview Drive intersection, northeast of Kanis and Embassy Suites Drive intersection have recently (September 3, 2019) amended from Office to Commercial and are currently undeveloped, ± 3 acres.

The total undeveloped Commercial land between Bowman and Shackleford Roads in that area is approximately ± 17 acres and these properties are zoned as C-2 Shopping Center, C-3 General Commercial, and PCD Planned Commercial Development. These undeveloped commercial areas are to the northwest and southwest of the Kanis and Shackleford Roads intersection.

Northwest, southwest, and east of the subject property are currently ± 16 acres of undeveloped Office land. They are zoned as PCD. In addition to these office areas, to the southeast of Kanis and Bowman Road there are ± 18 acres of undeveloped Office and Commercial land within the Mixed Office and Commercial (MOC) shown areas on the Plan. Three quarters ($3/4$) of this area is zoned as O3. With one quarter ($1/4$) of the same area zoned as C3. The total undeveloped Office land between Bowman and Shackleford Roads is approximately ± 26 acres in size.

The available vacant Office and General Office (O-3) zoned areas are more than the available Commercial or General Commercial (C-3) zoned areas both on the Land Use plan and Zoning Map. Within the last ten (10) years there were thirteen (13) new Office building permits issued, and ten (10) new Office building permits issued within the one (1) mile radius of the subject area.

The proposed change to the Land Use Plan would expand a recently created Land Use area on the Plan. There has been limited to no commercial or office development along Kanis Road which has remained a two-lane rural road. The city has begun a public project to widen Kanis Road to Arterial standards between Bowman and Shackleford Roads. This project does include signalization of the Kanis Road- Centerview Drive intersection to the west of this site.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: John Barrow Neighborhood Association. Staff has received no comments from area residents or from the Neighborhood Association.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

Walter Malone, Planning Staff presented the item. Mr. Malone stated that the area was just over 1.5 acres in size and has historically been a church site. There are both Office and Commercial areas in the vicinity, with Commercial Nodes at the Bowman and Shackleford Roads intersections with Kanis Road – east and west of the application. There is more available Office land in the area than Commercial land. In recent years there has been no Office active and only a small amount of Commercial activity in the area. This change could also be seen as an expansion of the Commercial that is already to the north, south and east of the site. Staff is supportive of the change. (For additional minutes see minutes for related zoning item Z-3592-N). A motion was made to approve the application as filed with staff recommendation. By a vote of 11 for and 0 against the Planning Commission approved the item.