

Owner: Colonel Glenn Development Company

Applicant: Joe White, White-Daters and Associates
Mark Redder, Holloway Engineering

Location: Southeastern corner of Colonel Glenn Plaza Loop
and David O Dodd Road

Area: 8.595 Acres

Request: Rezone from C-3 to C-4

Purpose: Auto dealership and future commercial use

Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Auto dealerships; zoned C-4 and PCD

South – Undeveloped property; zoned C-4

East – Theatre and auto dealership; zoned C-3 and C-4

West – Nursing home and school; zoned O-3 and 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 John Barrow 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 65th Street West Planning District. The Land Use Plan shows Commercial (C) for this property. 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 applicant has applied for a rezoning from C-3 (General Commercial District) to C-4 (Open Display Commercial District) to allow for the C-4 uses.

Master Street Plan: East of the property is Colonel Glenn Plaza Loop and it is shown as a Local Street on the Master Street Plan. North of the property is David O Dodd Road and it is shown as a Minor Arterial Street on the Master Street Plan. The primary function of a Local Street 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. 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. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on David O Dodd since it is a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along David O Dodd. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Colonel Glenn Development Company, owner of the 8.595 acre property at the southeastern corner of Colonel Glenn Plaza Loop and David O Dodd Road, is requesting to rezone the property from "C-3" General Commercial District to "C-4" Open Display District. The rezoning is proposed to allow the property to be platted into two (2) lots, with the east 3.432 acres being developed for a car dealership and the west 5.163 acres being held for future commercial development.

The west half of the property is currently undeveloped and tree covered. The east half is also undeveloped, with some site work having taken place in the past (along with the property to the east) in preparation for development of the property. The property slopes upward from Colonel Glenn Plaza Loop and from David O Dodd Road.

The property is located in an area of mixed uses and zoning. A nursing home and office use (zoned O-3) are located west of the site with the J.A. Fair High School campus being located to the southwest. Undeveloped C-4 zoned property is located to the east, with an auto dealership to the southeast. The Rave Theatre development (zoned C-3 and C-4) and an auto dealership are located to the north across Colonel Glenn Plaza Loop, with an additional auto dealership across David O Dodd Road.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. The requested C-4 zoning represents a continuation of the zoning pattern within this general area. The undeveloped property to the south is zoned C-4, along with a large area of C-4 zoning across Colonel Glenn Plaza Loop to the north. Additionally, auto dealerships are located north and east of the subject property. Staff believes rezoning this property to C-4 will have no adverse impact on the adjacent properties on the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(MARCH 30, 2017)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval. The application was placed on the Consent Agenda for approval, as recommended by staff. The Consent Agenda was approved by a vote of 11 ayes, 0 nays and 0 absent. The application was approved.