

FILE NO.: Z-3371-ZZ

Name: Baptist Health College PCD Revocation and Rezoning

Owner: Baptist Health

Applicant: Robert Brown
Development Consultants Inc.

Location: Located at 11900 Colonel Glenn Road

Area: 16.58 acres

Request: PCD Revocation and restoration of the underlying C-2, Shopping Center and C-3, General Commercial District zoning and a Rezoning to C-3, General Commercial District

Purpose: Nursing College

Existing Use: Nursing School

Surrounding Land Use and Zoning:

- North – Undeveloped C-2, Shopping Center District zoned property
- South – Across Colonel Glenn Road is a convenience store, bank, automobiles sales
- East – Developed C-2, Shopping Center District zoned property with restaurants and auto sales
- West – Across South Bowman Road, Office warehouse

A. Public Works Comments:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Bowman 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.
3. A 40 foot radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Bowman Road.

4. At the time of future site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Bowman Road including 5-foot sidewalks with the planned development.

- B. Public Transportation: The site is not located on a dedicated CATA Bus Route.

- C. Public Notification: As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

- D. Land Use Element: This request is located in the I-430 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 PCD (Planned Commercial District) to C-2 (Shopping Center District) then to C-3 (General Commercial District) to allow for the building to be used as Baptist Nursing College and support services to Baptist Hospital.

Master Street Plan: Colonel Glenn Road is shown as a Principal Arterial and Bowman Road is shown as a Minor Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. 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 Springer Avenue 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 both Bowman and Colonel Glenn Roads. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. ANALYSIS:

The Planning Commission reviewed a request to rezone the site from C-3, General Commercial District and C-2, Shopping Center District to PCD and allow the creation of a preliminary plat at their January 24, 2013, public hearing. The preliminary plat included two (2) lots. Lot 1R was proposed for automobile sales and service and automobile collision repair and Lot 2 was proposed for inventory storage and future C-2, Shopping Center District uses. The Little Rock Board of Directors approved this request by the adoption of Ordinance No.

20,696 on February 19, 2013. At the time of approval Baptist School of Nursing was to move to a new site along Cantrell Road. This move did not occur thus the site was not redeveloped with the automobile related activities.

Baptist School of Nursing has changed their educational format and is now offering credits to receive college degrees. The C-2, Shopping Center District designation allows for a Business or trade school but the designation does not allow for a college. The applicant's request is to revoke the PCD zoning and restore the previously held C-2, Shopping Center District and C-3, General Commercial District zoning designations. In addition the applicant is requesting to rezone the C-2, Shopping Center District portion of the site to C-3, General Commercial District to allow Baptist Health College to be in compliance with the zoning classification.

Staff is supportive of the revocation request as well as the rezoning request. Staff views the request reasonable. The proposed C-3, General Commercial zoning is consistent with the City's Future Land Use Plan designation and does not require a change to the Land Use Plan. The college and associated parking currently occupy the property. Staff feels the rezoning of the site to C-3, General Commercial District is appropriate.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested revocation of the currently approved PCD and the rezoning of the property to C-3, General Commercial District.

PLANNING COMMISSION ACTION:

(JULY 16, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the requested revocation of the currently approved PCD and the rezoning of the property to C-3, General Commercial District. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.