

FILE NO.: LU19-20-01

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Name: Land Use Plan Amendment – Pinnacle Planning District

Location: 6500 Divide Parkway

Request: RL, Residential Low Density to RH, Residential High Density

Source: Brian Dale, White Daters Associates

PROPOSAL / REQUEST:

Land Use Plan amendment in the Pinnacle Planning District from RL, Residential Low Density to RH, Residential High Density. RH, Residential High Density accommodates residential development of more than twelve (12) dwelling units per acre. The application is related to an accompanying request to re-zone the area from R-2 Single-Family district to MF-18, Multifamily 18-Units per acre for future development.

EXISTING LAND USE AND ZONING:

The property is vacant and wooded currently zoned R-2, Single-Family District and is 12.5 acres ± in size. To the north and east is R-2 Single-Family District zoned land which is undeveloped and wooded. To the south is MF-18, Multifamily 18-units per acre land that is developed with an apartment complex. To the south and west is MF-12, Multifamily 12-units per acre zoned land that is undeveloped and wooded.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The property is currently shown as Residential Low density (RL) on the plan, currently vacant and wooded land and is 12.5 acres ± in size. North of the property is The Divide parkway, it is Residential Low (RL) on the plan and vacant. South of the property is Residential High (RH) and is Chenal Pointe at the Divide apartments. East of the property is Residential Low density (RL) on the plan and vacant and wooded. A portion of this RL area is owned by Little Rock Christian Academic INC. West of the property is shown as Residential Medium (RM) and vacant and wooded.

MASTER STREET PLAN:

The Divide Parkway is shown as a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. 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 routes shown in the immediate vicinity.

PARKS:

There are no public parks shown 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 north of the continuation of Divide Parkway, northeast of Chenal Parkway. It is currently shown as Residential Low (RL) on Land Use Plan. The request is to amend ±12.5 acres of Residential Low (RL) use to Residential High (RH) use.

To the north and east of the subject property are currently vacant, wooded Residential Low (RL) land and zoned R-2, Single Family. To the west there is vacant Residential Medium (RM) undeveloped land. It is zoned as MF12, Multifamily 12-Units per acre. RL shown land continues north to the Arkansas River on the Plan.

South and West of the RM area is Office (O) and Residential High (RH) area along Chenal Parkway. The Residential High (RH) land is developed and the office areas are vacant.

To the south of these office areas on Highway 300 there is Public Institution (PI) which is currently a church zoned R-2 (Single Family). To the east of this church, along Cantrell Road between Highway 300 and Chenal Parkway Road there is mostly vacant commercial land. This vacant commercial area is part of the Commercial Node at the Cantrell Road & Chenal Parkway Intersection. Also in this Node is a Walmart to southeast of this intersection with two vacant lots, and bank. Northwest of this intersection is a gas station, a fast food restaurant, and an automobile service. Northeast of this intersection there are an electric substation, and vacant commercial lot to Little Rock Christian Academy lot. The Node is meant to serve the retail and business needs of the general area.

There are 6 existing apartment complexes within a mile and a half. The property is adjacent to the south is an existing Residential High Density area with an apartment complex. There are other nearby Residential High developed areas. One is north of Chenal Parkway and east of the Divide Parkway with two apartment complexes. North of Chenonceau Boulevard between Cantrell Road and Chenal Parkway is an existing apartment complex shown as RH, and at the north-end of Chenonceau Boulevard north of Cantrell Road are two apartment complexes shown as RH on the plan.

There are two undeveloped Residential High (RH) Density areas around 1.5 mile of the request site. One is south of the Chenal Parkway & Chenonceau Boulevard intersection. Even though it is shown as Residential High (RH) on the Land Use Plan, its zoning is MF6, Multifamily 6-Units per acre. MF6 zoning classification is compatible with RL (Residential Low). The other area at the north end Valley Ranch Drive, north of Cantrell Road. It is shown as Residential High (RH) on the Land Use Plan and its zoning is MF12, Multifamily 12-Units per acre. MF12 zoning classification is compatible with Residential Medium (RM) use on the Land Use Plan. Both are more likely to develop at densities less than RH.

The proposed change to the Land Use Plan does not create a new Land Use area for Residential High area. It is expansion of an existing developed Residential High area. The applicant, owner, is proposing to use the Divide Parkway as the density change line. With this amendment all the land south of the Divide Parkway will be the higher density residential and serve as a transition from the Commercial Node at Chenal Parkway-Cantrell road to the lower density residential further to the north.

NEIGHBORHOOD COMMENTS:

Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

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PLANNING COMMISSION ACTION:

(AUGUST 1, 2019)

The item was placed on the consent agenda for approval. By a vote of 8 for, 0 against, 2 absent and 1 open position the consent agenda was approved.