

Owner: James Robert Boles
Applicant: Mark V. Hodge/Oppidam Holdings, LLC
Location: 10010 Interstate 30
Area: 2.916 Acres
Request: Rezone from R-2 to C-4
Purpose: Retail development
Existing Use: Undeveloped property

SURROUNDING LAND USE AND ZONING

North – Undeveloped property; zoned C-3

South – Mixed commercial uses (across I-30); zoned C-3 and C-4

East – Nonconforming vacant commercial buildings; zoned R-2
Mixed commercial uses (further east); zoned C-4

West – Undeveloped property, Highway Department maintenance facility and mixed commercial uses; zoned R-2, C-4 and PCD

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #23 (Baseline/Southwest Route) runs along Baseline Road to the south.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the SWLR United for Progress and Town and Country Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan 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 R-2 (Single Family District) to C-4 (Open Display District) to allow a new retail store to be built.

Master Street Plan: South of the property is Frontage Road to Interstate 30 and it is a Freeway on the Master Street Plan. The primary function of a Freeway is to serve through long distance trips. Freeways are always designed as full access control roads (no direct access). Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on I-30 since it is a Freeway. 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.

E. STAFF ANALYSIS:

James Robert Boles, owner of the 2.916 acre property located at 10010 Interstate 30, is requesting to rezone the property from "R-2" Single Family District to "C-4" Open Display District. The property is located on the north side of Interstate 30, approximately 1,200 feet east of the I-30/Baseline Road intersection. The rezoning is proposed for the development of a retail store facility.

The 2.916 acre property is currently undeveloped. Remnants of an old asphalt drive, parking and concrete building foundation exists within the south one-third of the property along the I-30 frontage road. The remainder of the property is undeveloped and tree-covered. The overall property is relatively flat.

The property is located in an area of mixed uses and zoning along Interstate 30. The R-2 zoned property to the north/west contains a State Highway Department maintenance facility. Undeveloped C-3 zoned property is located to the north along Mabelvale Pike. Nonconforming commercial structures are located on the R-2 zoned property immediately to the east, with C-4 zoning and uses further east. C-4 and PCD zoned property is located to the west. Mixed commercial and light industrial uses are located on C-3, C-4 and I-2 zoned property located across I-30 to the south.

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 rezoning. Staff views the request as reasonable. Staff feels that the proposed C-4 zoning represents an appropriate continuation of the zoning pattern in this general area along Interstate 30. There is existing C-4 zoned property to the east, west and south (across I-30). In addition, there is an abundance of C-3 and I-2 zoned property within this area. Staff believes that the proposed C-4 zoning for 2.916 acres will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 3, 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 vote was 9 ayes, 0 nays and 2 absent. The application was approved.