

Name: Land Use Plan Amendment – Boyle Park Planning District

Location: East of John Barrow Road at NEC of Colonel Glenn Road and Potter Street

Request: Light Industrial (LI) to Commercial (C)

Source: Development Consultants Inc - Robert Brown

PROPOSAL / REQUEST:

This item is an application for a Land Use Plan amendment on a 5.9 acre developed unplatted parcel in the Boyle Park Planning District from Light Industrial (LI) to Commercial (C).

The current Light Industrial land use designation provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

The proposed Commercial designation 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.

This land use amendment is accompanied by a zoning map amendment request. It is applicant's intent to rezone the site to a General Commercial District (C-3) zoning district (File No. Z-9632).

EXISTING LAND USE AND ZONING:

The subject site is zoned Light Industrial (I-2). East of the site, where a discount retail store has been recently developed, is zoned General Commercial (C-3). The vacant lands surrounding this parcel are also zoned General Commercial (C-3). To the north of the site are undeveloped lands zoned Planned Commercial



Development. West of the site, north of W. 44th Street, lands are zoned Single Family Residential (R-2). Much of these R-2 zoned lands situated immediately

west of the subject site (across Potter Street) are used by a neighborhood religious institution. The remaining adjacent properties having been developed with single-family homes. Across Colonel Glenn Road, to the southeast is an Office (O-2) zoned property where a light industrial, office, commercial type development is located within four large sheet metal buildings. West of this site are Planned Industrial Development (PID) zoned lands where the land accommodates a tire shop and a single-family home.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The Future land use map designates the subject site Light Industrial (LI). The site is the only Light Industrial on the north side of Colonel Glenn Road for over a mile in both directions. East of the site on the north side of Colonel Glenn Road, where a discount retail store has been recently developed is shown as Mixed Use (MX).



The vacant land surrounding this parcel is also shown as MX,. The undeveloped lands to the north are designated RL, as is the residential subdivision to the west (north of W. 44th Street). Lands west of the site and south of W. 44th Street are designated MX - these lands are occupied with a retail store and vacant wooded lot.

A request to amend the Future Land Use map in the Boyle Park Planning District has not been brought before the Planning Commission since 2008.

MASTER STREET PLAN:

The subject site is situated along the north side of Colonel Glenn Road which is shown on the LR Master Street Plan as a Principal Arterial. The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Entrances and exits should be



limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road. Dedication of right-of-way may be required.

BICYCLE PLAN:

The Master Bike Plan illustrates a proposed Class II bikeway on Colonel Glen Road as either a 5' shoulder or six foot marked bike lane. Additional paving and right of way may be required.

PARKS:

According to the Master Parks Plan, the site is located about 600 feet northwest (and across the Colonel Glen Road ROW) of the eastern most limits of the City of Little Rock's First Tee Golf Course facility. No immediate impact to the park is anticipated to occur as a result of the requested Future Land Use Map amendments.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

The 5.9-acre Light Industrial site is the sole Light Industrial designated mass of lands on the north side of Colonel Glenn Road. Given the site is surrounded by non-industrial uses, such as a place of worship, single family homes, a small discount retail store, and Residential designated lands available for development a Commercial land use designation should be able to be integrated into the existing development pattern. The City is not lacking opportunities for redevelopment of industrial developments, west of the site, just over a mile (across Brodie Creek) on Shackelford Road are industrial lands available for development, and to the east just across University are a significant amount of lands designated Industrial and ready for development. While there are additional Commercial designated lands in the area, in this area, most are developed with commercial operations, the change will not create a surplus of Commercial land use in the area.

The site and structure occupying the lands has been developed and re-developed over the years. Pulaski County tax records suggest there is almost 250K square feet of commercial space developed on the parcel. The site is already served with infrastructure and developed with a large structure that is feasible to use for commercial purposes. The site was previously occupied by a higher intensity use, so it is not assumed the change to Commercial land use would have greater impacts to the adjacent community. The change to Commercial could help stabilize the area, by occupying a vacant structure. Staff finds the application to be in accordance with the goals of the Future Land Use Narrative for Boyle Park,

as it will absorb some of the vacant commercial/industrial structures along Colonel Glen Road. If the site were to continue to be a non-occupied industrial operation, further deuteriation of the site would be expected.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood association: John Barrow. Staff has received no comments from area residents. The John Barrow Neighborhood Association, which covers this site, did not respond to notice of the change. Neighborhood contacted Department Director about this item after the writing of Staff Report.

STAFF RECOMMENDATIONS:

Staff believes the proposed land use amendment is appropriate.

PLANNING COMMISSION ACTION:

(DECEMBER 9, 2021)

The item was placed on the consent agenda for approval. By a vote of 9 for, 0 against, 2 absent, the consent agenda was approved.