

Owner: Johnny L. Harden
Applicant: Tim Daters, White-Daters and Associates
Location: 3800 Woodland Heights Road
Area: 0.4171 Acres
Request: Rezone from R-2 and O-3
Purpose: Future office use
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Easter Seals Arkansas development; zoned O-3

South – Easter Seals Arkansas development; zoned O-3

East – Office development (across Woodland Heights Road); zoned O-3

West – Easter Seals Arkansas development and single family residences;
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 Pleasant Forest, Pleasant Valley and Walton Heights-Candlewood Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the River Mountain Planning District. The Land Use Plan shows Office (O) for this property. The Office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from R-2 (Single Family District) to O-3 (General Office District) to allow for a future office on the site.

Master Street Plan:

Woodland Heights Road is a Local 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. 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:

Johnny L. Harden, owner of the 0.4171 acre property at 3800 Woodland Heights Road, is requesting to rezone the property from "R-2" Single Family District to "O-3" General Office District. The rezoning is proposed to allow future office development.

The property is occupied by a one-story brick and frame single family residence within the east half of the lot. A one-lot frame block and frame garage is located at the northwest corner of the property. A one-car wide concrete drive serves as access to the house. A separate drive at the northeast corner of the lot leads to the garage structure.

Easter Seals Arkansas development is located north, south and west of the subject property. An office development is located across Woodland Heights Road to the east. Single family residences are located further west. A large church development is located further to the northeast. All abutting property is zoned O-3.

The City's Future Land Use Plan designates this property as Office (O). The requested rezoning to O-3 does not require a Land Use Plan Amendment.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. Staff feels that the proposed rezoning represents a continuation of the existing zoning pattern for this area. All of the abutting properties are zoned O-3. The Easter Seals Arkansas development wraps around the subject property to the north, south and west. Additionally, the City's Future Land Use Plan designates this property as Office (O). Staff believes rezoning this property to O-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-3 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 17, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 10 ayes, 0 noes and 1 absent.