

FILE NO.: LU19-19-01

Name: Land Use Plan Amendment – Chenal Planning District

Location: Southwest of Highway 300 and Highway 10 intersection

Request: Residential Medium Density (RM) & Suburban Office (SO) to Neighborhood Commercial (NC)

Source: Tim Daters, White Daters and Associates.

PROPOSAL / REQUEST:

Land Use Plan amendment in the Chenal Planning District from Residential Medium Density (RM) & Suburban Office (SO) to Neighborhood Commercial (NC). The NC category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

EXISTING LAND USE AND ZONING:

The amendment area is ±8.5 acres, currently zoned as R-2 (Single Family District), vacant and partial wooded with partial grading. To the west of the subject area are the Robinson Schools (middle school and high school) part of the Pulaski County Special School District, on a POD (Planned Office Development) zoned land. To the north of Highway 10 is Camp Grundy Lake on 36 acres of an R-2 zoned property. To the northeast, east of Highway 300 is a church and AT&T switching station on R-2 zoned lots. To the south is vacant R-2 zoned land already subdivided for single-family development. To the east, southeast of Highway 300 & Highway 10 intersection, there are two mobile homes on C-1 (Neighborhood Commercial District) zoned land. East of this land, respectively, are a vacant lot and then two single family homes on R-2 zoned lots along Highway 10.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The amendment area is shown on the Plan as Residential Medium Density (RM) on the west & Suburban Office (SO) on the east. Currently the area is vacant partially wooded, with some area already graded. East of the subject area are two mobile homes, shown as SO (Suburban Office) on the Plan. To the south of this tract is a developed single family home subdivision, shown as RL (Residential Low Density) on the Plan. South of the subject area is currently vacant land subdivided for future homes shown as RL. To the west of the property are the Robinson Schools (a middle school and a high school), part of Pulaski County Special School District shown as PI (Public Institution) on the Plan. North of Highway 10, the western area is Camp Grundy Lake some 36 acres and

shown as RL on the Plan. To the east of this, northwest of Highway 300 & Highway 10 intersection is shown as SO on the Plan and is currently vacant. Northeast of this intersection is shown as PI on the Plan with a church and AT&T switching station. On April 5, 2005, by ordinance number 19292, a change was made from Public Institution (PI) to Low Density Residential (LDR) and Suburban Office (SO) for the subject property. The western portion of amendment area was changed to LDR. With the same ordinance, a change was made from PI (Public Institution), NC (Neighborhood Commercial), and SF (Single Family) to SO (Suburban Office) for eastern portion of the requested area and areas to the east. The southern portion of the PI was changed to SF (Single Family) south of the amendment area.

MASTER STREET PLAN:

Highway 10 is along the north boundary and shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians along Highway 10 since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class I Bike Path is shown on the Plan along Highway 10 (Cantrell Road). Class I Bike Paths are built separate from or alongside a road. Additional paving and right of way may be required.

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 southwest of Highway 300 and Highway 10 intersection and is related to a rezoning application from Single Family District (R-2) to Neighborhood Commercial District (C-1). The Land Use Plan shows Residential Medium Density (RM) on the west & Suburban Office (SO) on the east for this property owned by Deltic Real Estate LLC. The request is to amend this ±8.5 acre tract to Neighborhood Commercial (NC). The property is currently vacant partially wooded with some area leveled.

The subject area is at an intersection of two State Highways (Highway 300 and Highway 10). The western half of this intersection is mostly vacant and wooded west of Highway 300. There is a church and AT&T switching station northeast of the intersection, shown as PI (Public Institution) on the Plan. The property to the southeast of the intersection is shown as SO (Suburban Office) on the Plan. This property has several mobile homes on it, that have been used as businesses in the past and is zoned C-1 (Neighborhood Commercial District). Further to the east along Highway 10 are two single family homes zoned R-2 (Single-family District) and shown on the Plan as SO. To the northwest of the same intersection is currently vacant and wooded land shown as SO on the Plan. West of the amendment area the Joe T Robinson schools complex part of Pulaski County Special School District shown as PI on the Plan. The School District and Robinson Schools verifies they are a closed campus - not allowing students to leave during school hours. To the south of the subject area is vacant land which has been plotted/subdivided for single family homes.

The development of Chenal Parkway by this property owner and others moved the major commercial intersection less than half a mile to the east. The biggest commercial service area in this part of the City is at Highway 10 & Chenal Parkway. There is still undeveloped commercial in the northeast and southwest sectors of the intersection. There is a Walmart Supercenter with other retail uses in the southeast sector of the intersection. A convenience store with gas pumps, fast-food restaurant and other retail is located to the northwest. At this intersection there is a total Commercial use of ± 120 acres shown on the Plan and currently ± 57 acres of this is undeveloped.

The Highway 300-Highway 10 intersection has become less significant and is a Collector-Arterial intersection. Collectors provide connections to Arterials and the neighborhoods, while Arterial primary function is to move traffic through the area. The Land Use Plan does recognize this intersection as a potential business area by showing it as Suburban Office. This is consistent with the existing primary uses – church and schools.

This property owner is the original owner of much of the land south of Highway 10 which is being primarily developed with single family subdivisions. The street layout and subdivision design has been done to limit access and connectivity. Thus the two single-family subdivisions adjacent and to the south of the application site will have no direct access to the site. While the uses will be adjacent on a map to access each other will be a drive of over a mile. This prevents the application site from functioning as a 'traditional' neighborhood commercial area. A business area to service homes within half a mile - often an easy walk, bike or drive.

There is ± 1 acre of C-1 (Neighborhood Commercial) zoned property adjacent to the east of amendment property. This land has historically had local service type commercial and business uses. The subject area will be the continuation of this area. The intersection (Highway 300-Highway 10) is identified as a non-residential business area by the Plan. Neighborhood Commercial has been shown on the Plan historically

and there is C-1 (Neighborhood Commercial) zoning currently in place at the intersection. While the area is not likely to fully function as neighborhood commercial due to the development patterns of the surrounding area, the site is adjacent to residential where commercial use should be Neighborhood Commercial by definition. The lower intensity commercial uses of Neighborhood Commercial would be more desirable with the existing public/quasi-public uses and residential uses.

NEIGHBORHOOD COMMENTS:

Notices were sent to the Duquesne Place POA. Staff has received no comments from area residents and neighborhoods.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION ACTION:

(DECEMBER 5, 2019)

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