

Owner: Thomas C. Blackmon, Jr.
Applicant: J. Scott Schallhorn
Location: 5700 Block of Geyer Springs Road (west side)
Area: Approximately 0.80 acre
Request: Rezone from R-2 to I-2
Purpose: Vehicle parking
Existing Use: Vacant

SURROUNDING LAND USE AND ZONING

North – Auto auction business (same ownership); zoned I-2

South – Undeveloped property; zoned C-3

East – Church parking lot and single family residences (across Geyer Springs Road); zoned R-2

West – Auto auction business (same ownership); zoned I-2

A. PUBLIC WORKS COMMENTS:

Geyer Springs Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Bus Route #22 (University Avenue/Mabelvale Route) runs along West 65th Street to the south. Bus Routes #22 and #17 (Mabelvale/Downtown Route) run along S. University Avenue to the west.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the SWLR United for Progress, Wakefield and Meadowcliff Brookwood Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in 65th Street East 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 I-2 (Light Industrial District) to allow vehicle parking and other uses associated with adjacent property owned by the applicant.

Master Street Plan: East of the property is Geyer Springs Road and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Geyer Springs Road since it is a Minor Arterial. 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:

Thomas C. Blackmon, Jr., owner of the 0.80 acre property located on west side of Geyer Springs Road within the 5700 block, is requesting to rezone the property from "R-2" Single Family District to "I-2" Light Industrial District. The rezoning is proposed in order to incorporate the property into the I-2 zoned property to the north and west, which contains an auto auction business.

The 0.80 acre property is currently undeveloped. The west half of the property was previously used by an auto dealership for vehicle parking/storage. The east half of the property is undeveloped and tree-covered. A creek bed runs north/south through the center of the property.

The property is located in an area of mixed uses and zoning between Geyer Springs Road and S. University Avenue. The property immediately north and west is zoned I-2 and contains an auto auction business. Undeveloped C-3 and C-4 zoned property is located to the south, with commercial uses further south. A church is located to the northeast, with a church parking lot and single family residences to the east, across Geyer Springs Road. Additional mixed commercial uses are located to the northwest and southwest along S. University Avenue.

The City's Future Land Use Plan designates this property as Commercial (C). The requested I-2 zoning will not require an amendment to the future plan based on the fact that the subject property has the same ownership as the I-2 zoned property immediately to the north and west, and that it will be incorporated into that adjacent use.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The subject property was once part of the Little Rock Dodge dealership and used for vehicle parking/storage. The overall property which was once the auto dealership is now occupied by an auto auction business. The property will once again be incorporated into that adjacent development and used for vehicle parking/storage (vehicles awaiting auction and vehicles awaiting pick-up after sale). Staff feels that the requested I-2 zoning is appropriate, since the property will be incorporated into the adjacent I-2 zoned property and ownership, and not a stand alone use. Staff believes the proposed I-2 zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 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.