

Owner: E. F. and Barbara Crook
Applicant: Eugenia Williams
Location: Northeast corner of Lawson Road
and Beauchamp Road
Area: 1.36 Acres
Request: Rezone from R-2 to C-3
Purpose: Future commercial development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Single family residences and undeveloped property; zoned R-2 and R-7A

South – Undeveloped property and single family residences; zoned R-2

East – Single family residences and two (2) churches; zoned R-2 and C-3

West – Single family residences, church and elementary school; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Lawson 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. Due to the adjacent arterial-arterial intersection of Lawson Road and Beauchamp Rd, an additional 10 ft. of right-of-way is required to be dedicated for a future right turn lane. Total dedication is 55 ft. from centerline.
2. Beauchamp 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.
3. A 75 feet radial dedication of right-of-way is required at the arterial-arterial intersection of Lawson Road and Beauchamp Road.
4. Remove existing pump island, any structure, and underground storage tanks shown to be within the future right-of-way. Contact the Regulated Storage Tank Division of the Arkansas Department of Environmental Quality for proper removal procedures. Provide clearance of underground storage tank

removal and soils screening from the Arkansas Department of Environmental Quality prior to dedication of right-of-way.

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 Southwest Little Rock United for Progress Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in West Fourche Planning District. The Land Use Plan shows Commercial (C) for this property. This 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-3 (General Commercial District) to allow for future development of a commercial use.

Master Street Plan: To the south of the property is Lawson Road and west of the property is Beauchamp Road. Both roads are 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 both Beauchamp and Lawson Roads since they are both a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Path shown on Lawson Road. This Bike Lane provides a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

E. F. and Barbara Crook, owners of the 1.36 acre property located at the northeast corner of Lawson Road and Beauchamp Road, are requesting to rezone the property from "R-2" Single Family District to "C-3" General Commercial District. The applicant is requesting C-3 zoning to allow a future commercial development. The property is located outside the Little Rock city limits, but is within the City's Extraterritorial Zoning jurisdiction.

The property is currently undeveloped and partially tree covered. The property is located in an area which is predominantly zoned R-2, containing single family residences (including manufactured homes) on larger lots and undeveloped property. There are two (2) church facilities to the east, and a church and elementary school to the west along Lawson Road.

The City's Future Land Use Plan designates this property as "C" Commercial. The requested C-3 zoning does not require a change to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located at the intersection of two (2) minor arterial streets. It was previously determined, based on the Future Land Use Plan designation of "C" Commercial, that commercial zoning would be appropriate at this corner of the intersection. Staff feels that a future small commercial use will be a good fit for this property. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 12, 2019)

The applicant was not present. There were no objectors present. Staff informed the commission that the applicant had failed to complete the required notification to surrounding property owners and the item needed to be deferred. There was no further discussion. The item was placed on the consent agenda and approved for deferral to the October 24, 2019 agenda. The vote was 6 ayes, 0 noes, 4 absent and 1 open position.

PLANNING COMMISSION ACTION:

(OCTOBER 24, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda for approval, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.