

November 14, 2024

ITEM NO.: 2

FILE NO.: LU2024-19-01

NAME: Land Use Plan Amendment – Amend map from RL to NC.

LOCATION: Southwest and Southeast of Highway 10 and Chalamont Drive.

OWNER/AUTHORIZED AGENT:

Ben Wells, Project Manager
White-Dater & Associates, Inc.

AREA: 9.87 acres +/-

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.13

CURRENT ZONING: R-2 (Single Family Residential)

A. PROPOSAL/REQUEST:

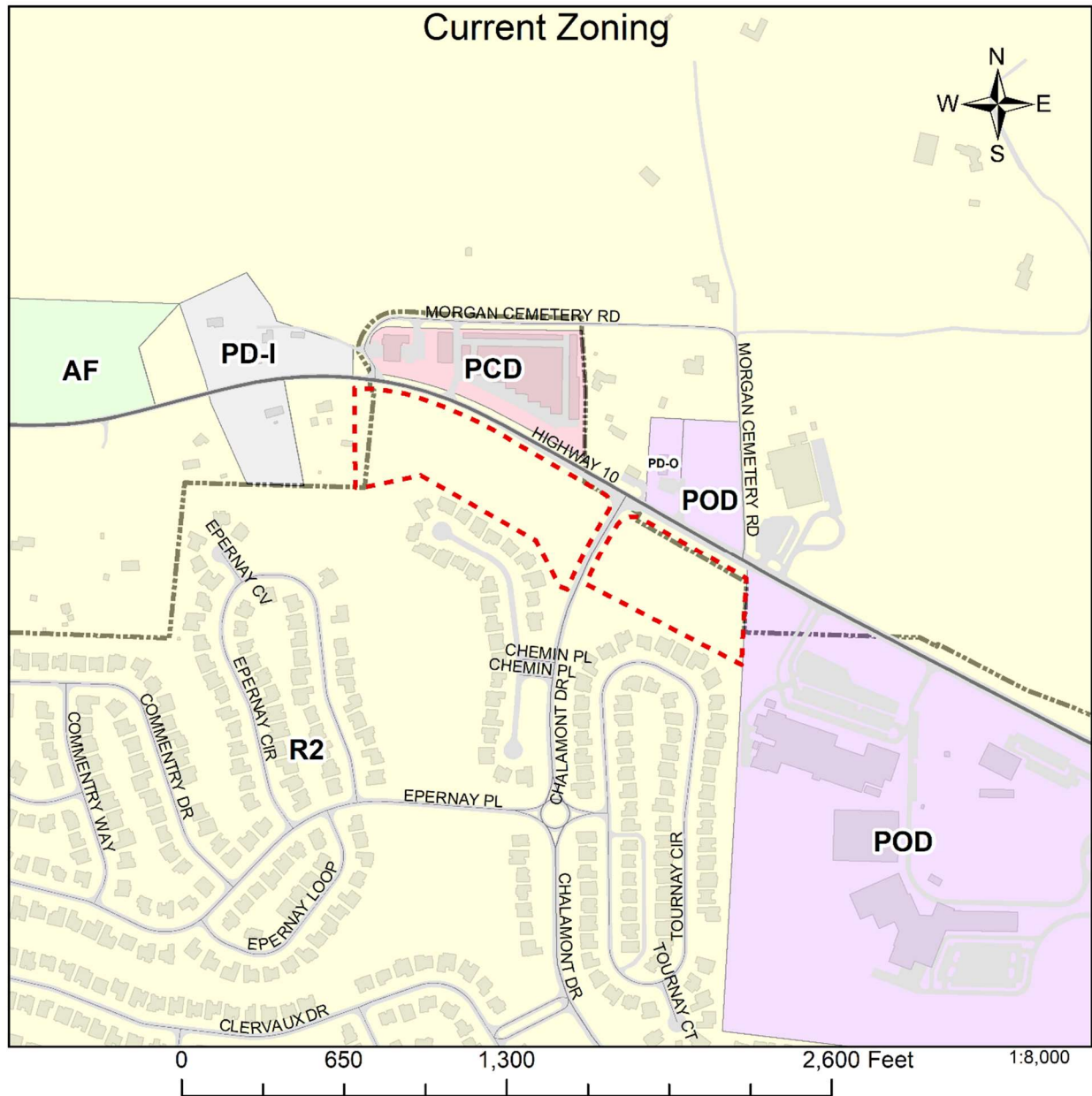
Applicant requests a Land Use Plan amendment from Residential Low Density (RL) to Neighborhood Commercial (NC). The site is approximately 9.87 acres +/- . The application is located along the southeast and southwest intersection of Highway 10 and Chalamont Drive in the Chenal Planning District.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The proposed Neighborhood Commercial (NC) category includes limited small-scale commercial development near a neighborhood, providing goods and services to that neighborhood market area.

This land use amendment application accompanies a zoning map amendment request. It is the applicant's intent to rezone the site to Neighborhood Commercial District, C-1 zoning (File No. Z-10036).

B. EXISTING CONDITIONS/ZONING:



The subject site is 9.87 acres +/- of undeveloped wooded tract with no existing structures on the property. The current zoning is Single Family District (R2). This area is in the Chenal Planning District on the edge of the city's boundary. The site is at the entrance to the Chenal Valley Subdivision along Highway 10. The property is also located in the Highway 10 Overlay District.

To the north of the application area, across Highway 10 at the intersection of Morgan Cemetery Road, is a Planned Office District (POD). Moving northwest along the north side of Highway 10, is a Planned Development Office (PD-O) consisting of an insurance business. Continuing northwest along Highway 10, there is a parcel zoned Single Family (R-2) with a single-family residence followed by a Planned Commercial District with a proposed storage facility and a fire station.

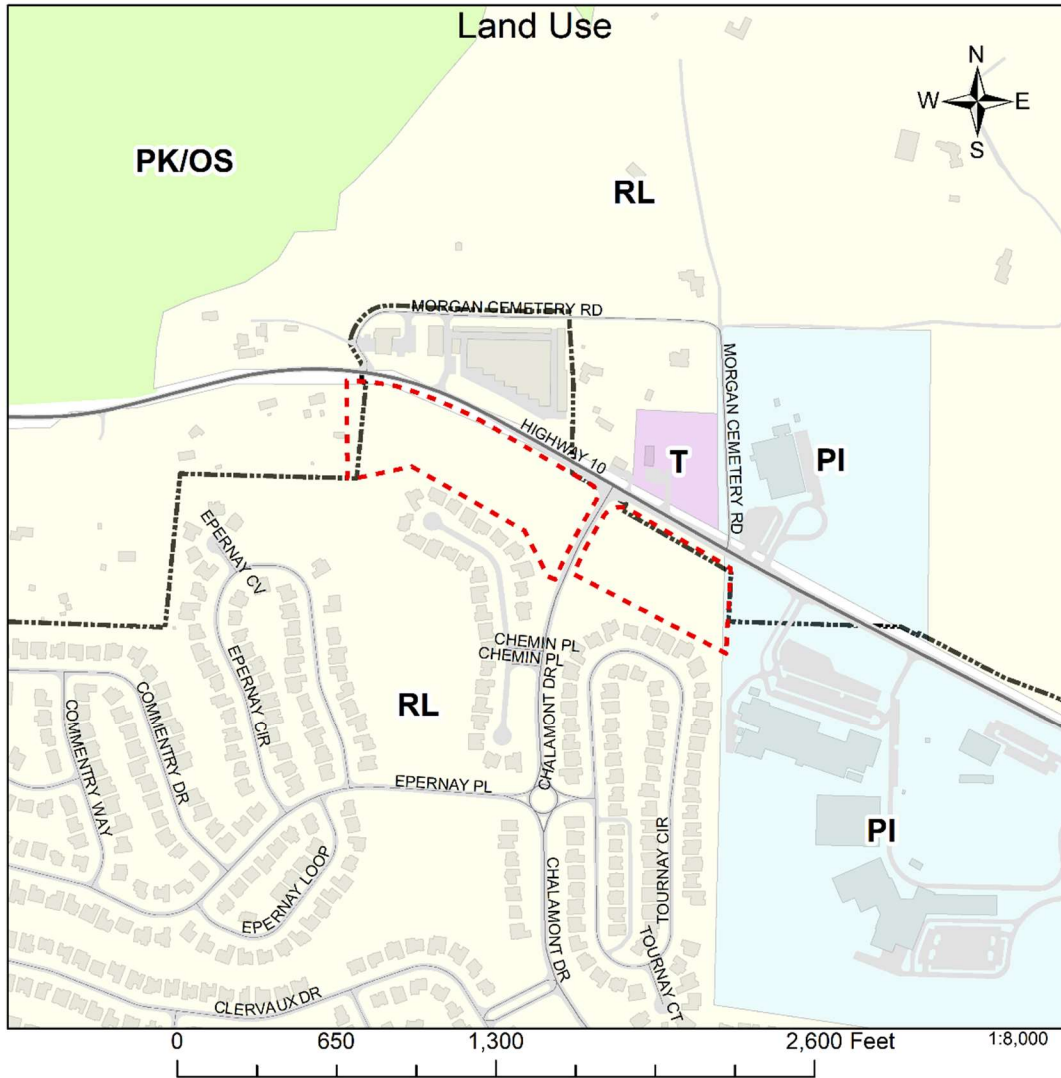
To the east of the property along the south side of Highway 10 is Joe T. Robinson High School, a parcel zoned Planned Office District (POD). followed by a Planned Development – Commercial parcel (PD-C). West of the property is a single-family residence zoned Single Family (R-2). To the south of the property, is Chenal Vally Subdivision, a single-family subdivision zoned Single Family (R-2)

C. NEIGHBORHOOD NOTIFICATIONS:

All Neighborhood Associations notified prior to planning commission meetings.

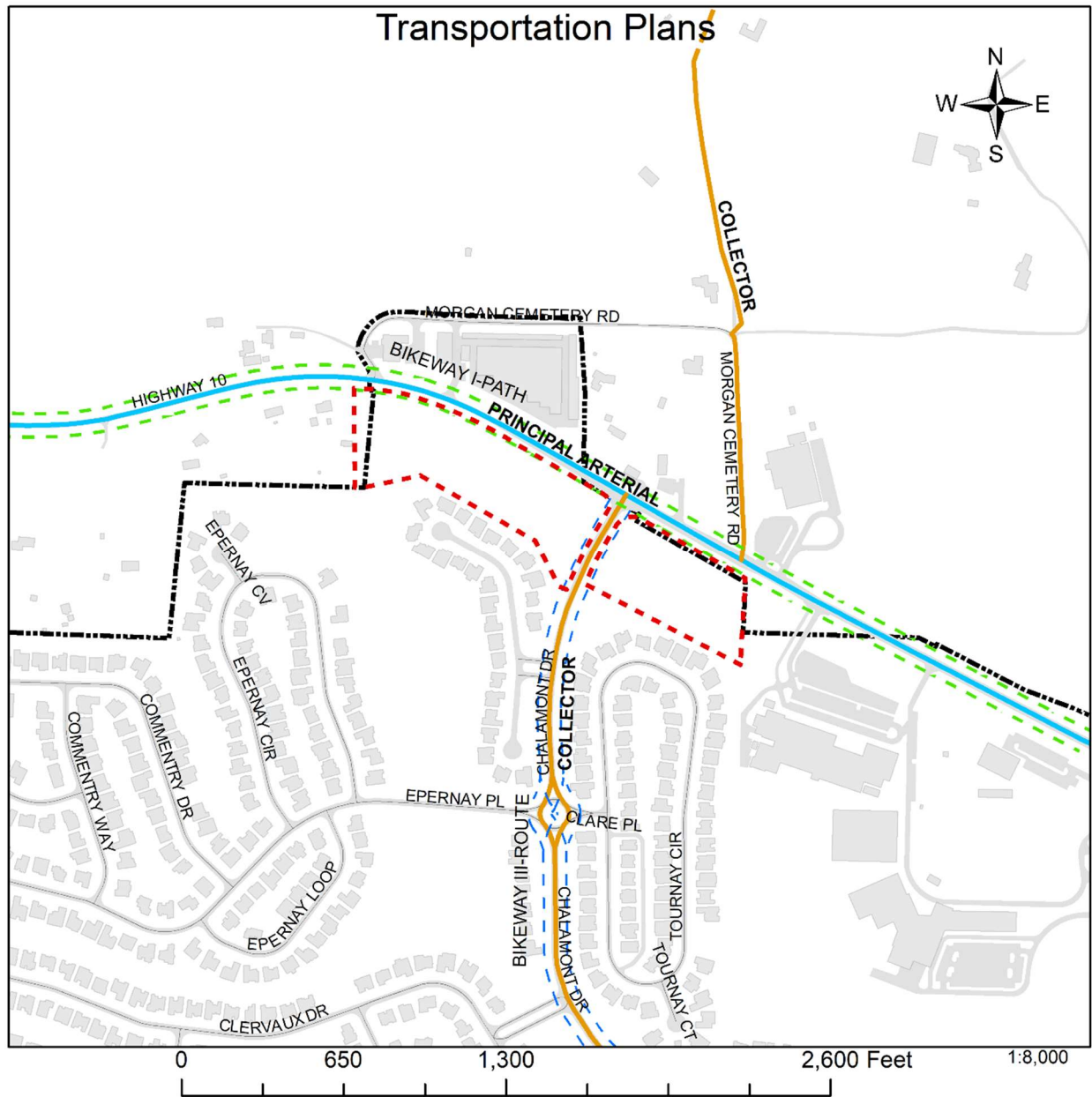
G. TRANSPORTATION/PLANNING:

Land Use Plan:



The City's Land Use Plan Map shows Residential Low Density (RL) for the requested site. Surrounding parcels to the east on both the north and south sides of Highway 10 are two schools: Joe T. Robinson High School to the south and Joe T. Robinson Elementary to the north, both with a land use of Public/Institutional (PI). Moving west on the north side of Highway 10, is an area of Transition (T) land use, followed by Residential Low (RL). To the south and east of the application area is Residential Low (RL) land use.

Master Street Plan:



Highway 10 is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements. Chalamont Drive is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of

providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements. Improvements at the intersection of Chalamont Drive may also be required.

Bicycle Plan:

Highway 10 is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes. Side paths should be used in lieu of sidewalks.

Historic Preservation Plan:

There are no historic districts in the area.

H. ANALYSIS:

The application area is located on the south side of Highway 10 at the intersection of Chalamont Drive in a partially developed portion on the outskirts of the city limits. The Future Land Use Plan Map shows Residential Low Density (RL) for the site. It is currently zoned R-2, Single-Family District.

The application area covers approximately 9.87 acres +/- . The property is located on the northern boundary of the Chenal Planning District with the Barrett Planning District directly to the north across Highway 10. The property has about 1700' of frontage along Highway 10. The property is not in a floodway. There has been one Land Use Amendment in the area in the past 10 years to the southeast at the intersection of Highway 10 and Highway 300 from Residential Medium (RM) & Suburban Office (SO) to Neighborhood Commercial (NC) (LU2019-19-01, Ord. No. 21826).

The Chenal Planning District is centered on the Chenal Valley and Shinall Mountain area. Residential Low Density (RL) dominates the area. The major commercial areas sit at Highway 10/Chenal Parkway and the Rahling Road/Chenal Parkway intersections. There are several smaller commercial nodes proposed at intersections of major roads and along Highway 10 and Chenal Parkway. The Barrett Planning District also concentrates non-residential uses along Highway 10.

The Highway 10-Chalamont intersection is a Collector-Arterial intersection. Collectors provide connections to Arterials and the neighborhoods, while Arterials primary function is to move traffic through the area. Most of the land south of Highway 10 is being primarily developed with single family subdivisions and will have direct access to the application site from Chalamont Drive. This allows the

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application site to function as a 'traditional' neighborhood commercial area. Staff recognizes this intersection as a potential business area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to amend the Land Use designation from Residential Low Density (RL) to Neighborhood Commercial (NC).

PLANNING COMMISSION ACTION:

(NOVEMBER 14, 2024)

The applicant was present. There were thirty-two (32) persons in opposition of the application. Eric Atchison, John Williamson, Richard Petit, Lorien Trapani, Dr. Lyan Thomas, Sheri Simon and Timothy Lewallen raised concerns about noise, traffic, safety, quality of roads, loss of green space, the impact on property value, natural resources issues and residential quality of life. After much discussion there was a motion to approve the application. There was a second. The vote was 6 ayes, 3 nays, 1 absent and 1 open position. The application was approved.