

Owner: Billy Morden  
Applicant: Abdullah Al-Maliki  
Location: 3412/3414 Mabelvale Pike  
Area: 0.28 Acre  
Request: Rezone from C-1 to C-4  
Purpose: Auto sales business  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Single family residential structures and mixed commercial uses;  
zoned C-3 and I-2

South – Church; zoned R-3

East – Auto repair business and apartment building; zoned I-2

West – Vacant lots, single family structure and light industrial uses; zoned R-3 and I-2

A. PUBLIC WORKS COMMENTS:

1. Mabelvale Pike is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. The subject property is within the 100 year floodplain. The finished floor of any proposed permanent or temporary structure must be elevated to at least 1 ft. above the base flood elevation along with attending utilities. The base flood elevation is about 259 ft.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #14 (Rosedale Route) runs along Asher Avenue to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the South of Asher, Curran Conway and Southwest Little Rock United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows 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 service. The applicant has applied for a rezoning from C-1 (Neighborhood Commercial District) to C-4 (Open Display Commercial District) to allow for the C-4 uses.

Master Street Plan: East of the property is Mabelvale Pike 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 Mabelvale Pike 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: A Class II Bike Lane is shown along Mabelvale Pike. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Billy Morden, owner of the 0.28 acre property located 3412/3414 Mabelvale Pike, is requesting to rezone the property from "C-1" Neighborhood Commercial District to "C-4" Open Display District. The property is located on the west side of Mabelvale Pike, between West 34<sup>th</sup> and West 35<sup>th</sup> Streets. The rezoning is proposed to allow a small used car sales business.

The property is comprised of two (2) platted lots, Lots 3 and 4, Block 7, Ruebel and Leymer Addition. The property is currently undeveloped. Remnants of paving and concrete exist within the south half of the property for a house and parking pad which previously existed on the site.

The area contains a mixture of zoning and uses. A church is located on R-3 zoned property immediately south and west of the site. Two (2) apartment buildings and an auto repair business (zoned I-2) are located across Mabelvale Pike to the east.

Two (2) older single family residences (zoned C-3) are located to the north, with a large strip center commercial building (zoned I-2) further north. The general area contains a few other single family residential structures and several commercial and light industrial uses.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. Staff feels that C-4 zoning is appropriate for this site given the amount of surrounding heavy commercial and light industrial uses and zoning in this area south of Asher Avenue. A small used car sales business recently occupied the C-4 zoned property approximately one (1) block to the south. Staff believes that the proposed C-4 zoning is in keeping with the existing zoning and use pattern for this general area, and that it should have no adverse impact on the surrounding properties.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

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PLANNING COMMISSION ACTION:

(MARCH 30, 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 Consent Agenda was approved by a vote of 11 ayes, 0 nays and 0 absent. The application was approved.