

Owner: Walthour – Flake Company  
Applicant: Allen Smith  
Location: Northeast corner of Fourche Dam Pike  
and Interstate 440  
Area: 3.552 Acres  
Request: Rezone from C-3 to I-2  
Purpose: Semi tractor trailer sales and service annex  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Convenience store, truck stop and church; zoned C-3

South – I-440 right-of-way, convenience store and light industrial uses (across I-440);  
zoned I-2 and C-3

East – Semi tractor trailer sales and service business; zoned I-2

West – Fast food restaurant and motel (across Fourche Dam Pike); zoned C-3

A. PUBLIC WORKS COMMENTS:

1. At time of construction, obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
2. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Fourche Dam Pike including 5-foot sidewalks with planned development. The proposed curb and gutter should connect with existing curb and gutter on both the north and south ends of the property.
3. With site development, sidewalks with appropriate handicap ramps are required to be installed adjacent to Port Drive in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on Rock Region Metro bus route #20 (Hanger Hill/College Station Route), which runs along Fourche Dam Pike.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Hermitage Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located Port Planning District. The Land Use Plan shows C (Commercial). 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 C-3 (General Commercial District) to 1-2 (Light Industrial District) to allow the development of a Semi Tractor Trailer Sales and Service Annex. The applicant has also filed for a land use change request.

Master Street Plan: South of the property is Interstate 440 and it is shown as a Freeway on the Master Street Plan. West of the property Fourche Dam Pike and it is shown as a Collector on the Master Street Plan. (North of the property is East Port Drive and it is shown as a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of a Freeway is to serve through long distance trips. Freeways are always designed as full access control roads (no direct access). The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. 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 III Bike Route shown on Fourche Dam Pike. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

E. STAFF ANALYSIS:

Walthour – Flake Company, owner of the 3.552 acre property located at the northeast corner of Fourche Dam Pike and Interstate 440, is requesting to rezone

the property from “C-3” General Commercial District to “I-2” Light Industrial District. The property also abuts E. Port Drive to the north. The applicant is requesting I-2 zoning in order to expand the existing Kenworth Semi Tractor Trailer sales and service business.

The property is currently undeveloped and grass covered. The property is located in an area of mixed uses, with the immediate area being primarily zoned C-3 and I-2. A convenience store, truck stop and church are located on the C-3 zoned property to the north, with single family residences further north. Convenience stores and mixed industrial uses are located across I-440 to the south. A large semi tractor trailer sales and service business is located on the I-2 zoned property immediately to the east. A fast food restaurant and motel are located across Fourche Dam Pike to the west.

The City’s Future Land Use Plan designates this property as “C” (Commercial). The applicant has filed a land use plan amendment application to change the designation of this property to “I” (Industrial). The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and industrial zoning. The properties immediately east and south (across I-440) are zoned I-2. The proposed I-2 zoning represents a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of this property to I-2 to allow the expansion of the existing Kenworth Semi Tractor Trailer business 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.

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PLANNING COMMISSION ACTION:

(MARCH 28, 2019)

The applicants were 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 and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.