

Name: Land Use Plan Amendment – College St/Sweet Home Planning District

Location: 1- NW of E. 38th/ W. Line Streets Intersection
2 - East Side of State Highway 365 at King Road

Request: 1- Residential Low (RL) to Park/Open Spaces (PK/OS) and
2- Industrial (I) to Mining (M)

Source: Margaret A. Johnston, 3M Company

PROPOSAL / REQUEST:

Two Land Use Plan amendments in the College St/Sweet Home Planning District from Residential Low (RL) to Park and Open Space (PK/OS) and Industrial (I) to Mining (M). PK/OS parks and open spaces category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The applicant is requesting to amend the Land Use Plan from RL to PK/OS in conjunction with the rezoning of the property from Single Family (R-3) to Open Space (OS) to the NW of E. 38th / W. Line Street intersection to expand their green buffer zone. The M Mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The applicant is requesting to amend the Land Use Plan from I to M to expand their mining uses to the south along the east side of State Highway 365 at King Road.

EXISTING LAND USE AND ZONING:

The area 1 is currently zoned as M (Mining), OS (Open Space), and R-3 (Single Family) and is 3 acres ± in size. North of the property is 3M Company's M zoned property. The south and east of the property is zoned as R-3 and there are single-family building parcels and vacant parcels owned by both 3M Company and other property owners. To the west of the property is zoned as R-3 and M and owned by 3M Company. The area 2 is currently zoned as M (Mining) and approximately 65 acres in size. North of the property is 3M Company's M zoned property. The south, east, and west of the property is not zoned and generally vacant land and beyond Little Rock city limits.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The area 1 is currently shown as Residential Low (RL) on the Land Use Plan and currently wooded land. North and west of the property is PK/OS as a buffer zone between the Mining use to the north and west, and RL is south of this PK/OS use. South and east of the area are shown as RL and mostly vacant lots owned both by 3M Company and private property owners.

The area 2 is currently shown as Industrial (I) on the Land Use Plan and currently vacant. North of the property is shown as Mining and being used for 3M Company's mining activities, west of the property is shown as Industrial (I) along Highway 365 till 3M Cutoff Road at the north and till Pye Road at the south. South of the area is shown as Industry (I) on the Land Use Plan, but is mostly vacant and owned by 3M Company. East of the area is shown as Agricultural (AG) and owned by various owners.

There has not been any Land Use Plan change made in the vicinity since 2001.

MASTER STREET PLAN:

To the south of area 1 is E. 38 Street to the east is W. Line Street and they are shown as a Local Streets on the plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets which are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets have a design standard the same as a Collector.

To the west of the area 2 is Highway 365 S. and it is shown as Minor Arterial on the 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 Highway 365 S. since it is 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 are no bike routes shown in the immediate vicinity.

PARKS:

There are no parks shown in the immediate vicinity.

HISTORIC DISTRICTS:

There are no historic districts shown in the immediate vicinity.

ANALYSIS:

There are two areas requested for Land Use Plan amendments for this file. One is at the northwest of E. 38th/ W. Line Streets Intersection, and the other one is along east side of State Highway 365 at King Road. Area 1 is currently shown as Residential Low (RL) on Land Use plan and consists of vacant lots belonging to 3M Company. The request for the area is expanding the PK/OS use between Mining to the north and Residential Low use to the south of the area, along the north side of E. 38th Road between W. Line Street and the current PK/OS border. This request is to create a bigger green buffer zone between residential and current mining uses of the company. The area is along the eastern edge of the College Station neighborhood.

The Area 2 is shown as industrial (I) in Land Use Plan and currently vacant. The request for this area is amending it from Industrial to Mining in order to expand the company's mining uses to the south. There is no residential use in the immediate vicinity. In addition, 3M Company and other mining operations have been and continued to acquire property in vicinity for future mining operations. This south area is surrounded with mining use to the north, industry to the west and south, agricultural use to the east. These lands are not zoned and there is no land use control in this vicinity outside the city limits. The change would not impact the current uses since the change is similar to those in place.

The general vicinity is dominantly occupied by mining and industrial uses. The closest residential areas to the both amendment request areas are in Granite Mountain and College Station neighborhoods. To the south near the E. Dixon and Dan Thomas Roads Intersection there is a large residential area to the east of Interstate 530. This area should not be affected from these changes since it is half a mile away from the closest requested amendment at King Road.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: College Station Neighborhood Association. Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

PLANNING COMMISSION ACTION:

(MARCH 30, 2017)

The applicant requested that this item be deferred on March 28, 2017. The item was placed on the consent agenda for deferral to the May 11, 2017 hearing. By a vote of 11 for, 0 against the consent agenda was approved.

PLANNING COMMISSION ACTION:

(MAY 11, 2017)

Walter Malone, Planning Staff presented the two changes to the Plan. The first is northwest of the 38th Street – West Line intersection. It is to Park Open Space from Residential Low Density. This area is returning to a wooded condition after the structures were removed. There are homes to the east and south of the change area. 3M Company is the owner of this land as well as the land in the second change area. The second area was annexed to the City and zoned to 'M' - Mining, earlier this year. To the north of the area the land is shown as Mining and zoned Mining (within the City). To the east, west, and south are areas outside the City and not zoned. The land is agricultural to the east and generally mining or industrial to the east and south. Mining operations have been acquiring and removing structures on lands to the southwest of this site. Staff is supportive of the changes to the Land Use Plan.

This item was read with items 'A' and 'A.2'. The applicant and speakers comments were generally about the zoning item and concerns about future development plans on the site, maintenance of the properties, and dust (air quality) issues. See items 'A' and 'A.2', for a complete minute record of the combined items.

A motion was made to approve the application as filed with Staff recommendations. By a vote of 8 for, 0 against and 3 absent the motion was approved.