



**BACKGROUND  
CONTINUED**

The site is currently undeveloped and partially tree covered. Some site work has taken place on the site where baseball/softball fields once existed. The property is located in an area of mixed uses and zoning along Highway 10, west of Chenal Parkway. The Joe T. Robinson High School campus is located on the POD, Planned Office Development, zoned property immediately west of the subject property. Undeveloped property (zoned R-2) is located to the south, with single-family residences further south. Single-family residences are also located to the east. Undeveloped property and a church are located across Highway 10 to the north.

The City's Future Land Use Plan designates this property as RL, Residential Low Density, and SO, Suburban Office. A proposed Land Use Plan amendment to "NC" Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the proposed C-1 zoning. C-1 is designed to accommodate limited retail development within or adjacent to neighborhood areas. Although the site is adjacent to a school campus, the limited uses permitted under C-1 should assure that there is no impact on the school.

The Planning Commission reviewed this issue at its December 5, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Duquesne Place Property Owners Association, were notified of the Public Hearing.