

FILE NO.: LU2022-15-02

NAME: Land Use Plan Amendment – Geyer Springs West Planning District

LOCATION: 9204 Chicot Road

OWNER/AUTHORIZED AGENT:

Ruth Fuentes
7009 Talmage Drive
Little Rock, AR 72204

AREA: 0.4 acres

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING: R-2, Single Family District and C-3,
General Commercial District

BACKGROUND:

A. PROPOSAL/REQUEST:

Applicant requests a Land Use Plan amendment from Residential Low Density (RL) to Neighborhood Commercial (NC). The site is approximate 0.4-acres. The application is located along the west side of Chicot Road, between Preston Drive and Eagle Drive (9204 Chicot Road), in the Geyer Springs West 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 remain less than 6 units per acre.

The proposed Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to 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-9713).

B. EXISTING CONDITIONS/ZONING:

The subject site is three tracts of land. One of which has a single-family house on it. One has a food truck with a parking area. The third parcel is vacant partial lot. The zoning of the land with the food truck and vacant lot is C-3, General Commercial District. The southernmost parcel with a house is zoned R-2, Single Family District.

The land across Chicot Road to the east has historically been commercial and multifamily. Most of the multifamily structures have been removed. The former multifamily land is zoned R-2. Along Chicot Road is a strip commercial center, mini-warehouses and a convenience store. This land is zoned C-3, General Commercial District and Planned Commercial Development (PCD) District.

To the north of application area is land zoned C-3, General Commercial District. The adjacent parcel has a commercial structure with office and retail uses. Further north are two retail uses and a large church. The church has a zoning of O-3, General Office District.

To the south and west of the application area is land zoned R-2, Single Family District. The land has been platted as single-family subdivisions and is developed with homes.

C. NEIGHBORHOOD NOTIFICATIONS:

Notices were sent to the following neighborhood association: Chicot Neighborhood Association, West Baseline Neighborhood Association, and Southwest United for Progress. At the time of writing, Staff had received no comments from area residents or Neighborhood Associations

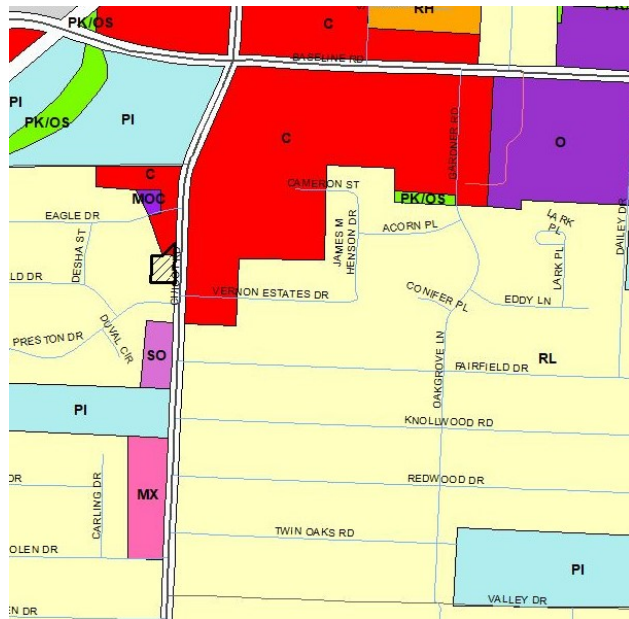
Figure 1. Zoning



G. TRANSPORTATION/PLANNING:

Land Use Plan:

Figure 2. Land Use Plan Map



The City's Land Use Plan Map shows Residential Low Density (RL) for the requested site. There is a large area of Commercial (C) land uses shown at the Chicot Road- Baseline Road intersection. This Commercial area extends south to the application site. The eastside of Chicot Road, across from the application area, is commercial as is the land adjacent to the north.

An area of Public Institutional (PI) is shown at the southwest corner of the Chicot-Baseline Roads intersection. This is a church which occupies the land from Baseline Road to Mann Road

along the west side of Chicot Road, north of the application area.

There are areas of Suburban Office (SO) and Mixed Use (MX) shown along the west side of Chicot Road, south of the application site. A second Public Institutional (PI) area separates these two use areas. The land west of Chicot Road, south and west of the application area is shown as Residential Low Density (RL). Further to the south, east of Chicot Road, the area is also shown as Residential Low Density (RL).

There have been three Land Use Plan Map amendments in the vicinity of the application since 2000.

LU2002-15-02, An amendment from Office (O), Multifamily (MF) and Single Family (SF) to Mixed Use (MX). This change area was along the westside of Chicot Road, from Nolen Drive north to near Redwood Drive. It was approved April 2, 2002.

LU2006-15-01, An amendment from Multifamily (MF) to Single Family (SF). The change area was either side of Vernon Estates Drive, James M Henson Drive and Dameron Street. It was approved June20, 2006.

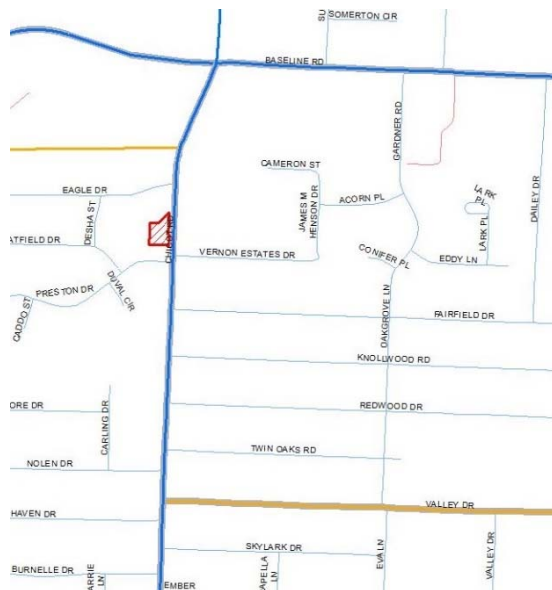
LU2007-15-02, An amendment from Single Family (SF) to Mixed Office Commercial (MOC). The change area is on the north side of Eagle Drive, west of Chicot Road. It was approved December 4, 2007.

Master Street Plan:

The site is bound to the east by Chicot Road, designated a Principal Arterial. A Principal Arterial serves through traffic and connects major traffic generators or activity centers within an urbanized area. Since a Principal Arterial is designed to be a high-volume road, a minimum of 4 travel lanes with a median and 110-foot right-of-way and two sidewalks in required.

Chicot Road has been constructed with as a five-lane road, four travel lanes and a center turn lane. Sidewalks are on each side of the roadway. This is consistent with the design standards for Principal Arterials.

Figure 3. Master Street Plan



Bicycle Plan:

There are no bike routes shown in the immediate vicinity.

PARKS:

There are no city recognized parks in the immediate vicinity.

Historic Preservation Plan:

There are no city recognized historic districts in the vicinity of this amendment.

H. ANALYSIS:

The subject site is situated between Eagle Drive and Preston Drive on the westside of Chicot Road. Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the south and west. Commercial (C) is shown on the Plan Map to the north and across Chicot Road to the east from the site. To the north and east is land zoned C-3, General Commercial. To the north is a retail structure. Across Chicot Road is a strip commercial center, mini-warehouses and a convenience store. A vacant C-3 tract is directly across the street. The land to the west, south and southeast is zoned R-2, Single-Family District and is developed single-family subdivisions.

The Chicot and Baseline Roads intersection is a major Arterial – Arterial intersection with a large amount of commercial zoning. The intersection is approximately 0.2 miles from the site. Commercial use is shown on the Land Use Plan Map from the intersection south to the application area. A portion of the application area is already zoned C-3, General Commercial District. The commercial areas on the Land Use Plan Map are generally developed with commercial structures.

There is a church at the southwest corner of the Chicot-Baseline Roads intersection. This church takes the entire westside of Chicot Road from Baseline Road to Mann Road. The only other non-retail commercial site north of the application area is an electric sub-station on the east side of Chicot Road opposite Mann Road.

This is a part of Little Rock that has been fully developed for many years. The majority of the area was annexed into the city in 1980 (ordinance 13953, approved December 16, 1980). At the time of annexation Chicot Road was a two-lane county road. The application site is two platted residential lots and a segment. Since the area was platted and developed, Chicot Road has been widened from a two-lane county road to a five-lane arterial. This has impacted the lots fronting Chicot Road. The application area is made-up of lots impacted by this widening. Small Lot residential fronting a major road is not desirable. The further reduction in lot size due to the widening makes redevelopment of the land more difficult.

The Census Tracts either side of Chicot Road there experienced permit activity since 2010. Over 150 new single-family houses have been permitted in this time period as well as four new commercial and two new office structures. Over 300 single-family permits for renovations or repairs and fifty permits for additions were issued since 2010. Over 50 permits for repairs and renovations to non-residential structures were permitted during this period. So, there is continuing activity and demand for both residential and commercial in the vicinity of the application.

In 1997 the Land Use Plan Map was amended for most of the Chicot Road facing single-family lots south of the application area to either Suburban Office (SO) or Mixed Use (MX). Both designations provided non-residential options to the property owners. These use types are meant to be close to single-family and/or through the Planned Development process can be reviewed to minimize negative impacts on surrounding residential uses. This was done in part due to the impact of the widening of Chicot Road on the pre-existing single-family houses. Due to the small size of the lots along the westside of Chicot Road any redevelopment of the land will be difficult and may require combination of lots.

The application is for Neighborhood Commercial (NC) for these lots fronting Chicot Road. This is consistent with the concept that lots fronting Chicot Road have a future designation that can be adjacent to single-family uses. The application area backs up to existing single-family houses. The adjacent land to the north is already

used and shown for Commercial as well as zoned C-3, General Commercial District. Redevelopment of any existing lot should be done in a way to minimize any impacts to the remaining single-family houses.

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:

(SEPTEMBER 8, 2022)

Walter Malone, Planning Staff, gave an overview of the Staff Analysis section of the Staff Report. Mr. Romie Price, Development Staff, gave an overview on the related zoning item (Z-9713). (See minutes for item 5.1: Z-9713 for full minute record).

Mr. Troy Laha, Southwest United for Progress, indicated that in a phone conference call the group had voted 2 to 1 against the application. The group has the following concerns: Use of all three of the tracts they own not just one; there is no address on the structure as required; the posted sign was behind a storm door and one could not read the phone number from the street; the chain-link fence does not meet code; what will the operating hours be (just breakfast and lunch)?; will there be alcohol sales? He also noted that there are many failed restaurants along Chicot Road.

Ms. Fuentes, applicant, in response to a question by Commissioner Brooks stated that all three parcels would be uses. But that the business would just be in the house. The lot to the north would be for parking.

Commissioner Brooks asked about the sign posting. Director Collins stated that that the sign is provided by staff and the application is to place it in a visible location. He noted that the only legal requirement is the notice in a paper. All other 'notice requirements' are via by-laws. Chairman Vogel asked what was in the house now. Ms. Fuentes indicated it was vacant. Commissioner Brooks stated that the applicant needed to talk with the surrounding residential and property owners. Ms. Fuentes indicated that she worked every day at her food truck and no one had come and asked her anything about the project. In response to a question, she indicated the truck is on the property. Commissioner Thomas asked what had been in the house. Ms. Fuentes indicated that prior to your purchase of the house, it had been occupied as a residence. Commissioner Brooks asked about hours of operation. Ms. Fuentes indicated 6 to 1 or 6 to 2 but that she was not sure. Commissioner Brooks again stated a need to talk to the folks in the around.

By a vote of 10 for, 0 against and 1 vacancy a motion to approve the requested Land Use Plan amended to Neighborhood Commercial was approved.