

Name: Land Use Plan Amendment – Chenal Planning District

Location: Northeast of Rahling Road and Kirk Road Intersection between Chenal Village Circle and Rahling Road.

Request: Residential Low (RL) to Office (O)

Source: White-Daters & Associates, Inc.

PROPOSAL / REQUEST:

Land Use Plan amendment in the Chenal Planning District from Residential Low (RL) to Office (O). Office represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

EXISTING LAND USE AND ZONING:

The area is currently zoned R-2 and is 12 acres ± in size. North of the property is Chenal Village Lane, zoned as Plan Development Residential (PD-R) and mostly vacant. The south of the property is zoned as General Office District (O-3) and currently a medical office, bank and a middle school. The east of the property is zoned as Open Space (OS), owned by Deltic Properties, currently vacant, and west of the property is R-2 zoned and it is currently Chenal Valley Baptist Church.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The property is currently shown as Residential Low density (RL) on the plan, it is vacant and wooded land and 12 acres ± in size. North of the property is Chenal Village Circle, it is Residential Low (RL) on the plan and mostly vacant, south of the property is Mixed Use (MX) and is a Middle School and Bank of Ozk, east of the property is Park/Open Space (PK/OS) along Rahling Road. West of the property is shown as Public Institution (PI) and it is occupied by Chenal Valley Baptist Church.

On January 20, 2004, by ordinance number 19039, a change was made from O to MX to the south of the property at the southwest corner of Rahling Road and Champlin and on the south side of Rahling Road approximately three hundred feet east of Champlin Road be amended to Mixed Use.

On August 19, 2014, by ordinance number 20921, a change was made from RL to PI to the west of property at Northeast of Kirk-Rahling Road intersection.

MASTER STREET PLAN:

To the south of area is Rahling Road, to the southwest of the property is Kirk Road and they are both shown as a Minor Arterials 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 Rahling Road and Kirk Road since they are Minor Arterials. 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 I Bike Path all along Rahling Road and a Class III Bike Route on Kirk Road from Rahling till Wellington Village Road. A Class I Bike Path is built separate from or alongside a road. Additional paving and right of way may be required. A Class III Bike Route is a signed route on a street shared with traffic. No additional paving or right-of-way is required. Class III bicycle route signage may be required.

PARKS:

There are no public parks shown in the immediate vicinity.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

The property requested for this application is northeast of the Rahling Road and Kirk Road Intersection between Chenal Village Circle and Rahling Road. It is currently shown as Residential Low density (RL) on Land Use Plan. The request for the area is amending 12± acres of RL use between PI and PK/OS uses to the Office (O) use. Along Rahling Road there is a Residential High density (RH) use at North West and there is a Residential Low density (RL) use at North East and South West of Rahling/Pebble Beach Intersection which continues all the way up to the Hinson/Taylor Loop Intersection and afterwards to Cantrell Road. In addition to these residential uses there is also approximately ±24 acres of multifamily development to the south of Chenal Valley Drive/Rahling intersection. The office uses shown on future land use plan are approximately ±15 acres along Rahling Road.

Along Rahling Road is mostly Mixed Use (MX), Commercial (C), Neighborhood Commercial (NC), and Office (O) uses. To the east and north east of the property is Park and Open Space (PK/OS) and vacant. The PK/OS to the north of Rahling Road is approximately half a mile long and just across this long strip PK/OS there is a half a mile long strip Neighborhood Commercial (NC) use. To the north of this NC is approximately ± 14 acres of vacant office use and to the south of this NC is approximately ± 20 acres of Residential Medium (RM) use. To the west of the property is Public Institution (PI) and occupied by Chenal Valley Baptist church. To the south across the amendment requested area is a Mixed Use (MX) and occupied by a middle school, bank, and a neighborhood medical center. To the west of this MX use to the SE of the Kirk/Rahling Road intersection there is Neighborhood Commercial (NC) use which is recently (on 2018) built two floor dentist clinic. To the south of that MX there is a Residential High (RH) use and it is currently a 12 acres of multifamily development. To the north of the property is an approved Planned District Residential development (PD-R). The construction this elderly housing development has already started there and the amendment requested area is not part of this development.

The office land uses supply and demand balance in the area is less than the residential uses supply and demand in that area according the numbers mentioned. This area should not be adversely affected by the proposed changed of Residential Low Density to Office use.

NEIGHBORHOOD COMMENTS:

Notice was sent to the following neighborhood association: Village of Wellington Community Association. Staff has received no comments from area residents and neighborhood association.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate since the Office use is complying with the other non-residential uses and since it will not affect the current residential use density along Rahling Road.

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

The item was placed on the consent agenda for approval. By a vote of 6 for, 0 against and 5 absent the consent agenda was approved.