

Owner: Smith Property Partners
Applicant: Tim Daters, White-Daters and Associates
Location: Southwest corner of Mabelvale Pike
and Mabelvale Circle
Area: 5.8 Acres
Request: Rezone from I-2 and PID to O-2
Purpose: New church development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property (across Mabelvale Circle); zoned I-2

South – Single family residences and light industrial uses; zoned R-2 and I-2

East – Single family residence and mobile home park (across Mabelvale Pike);
zoned R-2

West – Undeveloped property (across Mabelvale Drive); zoned I-2

A. PUBLIC WORKS COMMENTS:

1. At time of building permit, sidewalks with appropriate handicap ramps are required to be constructed adjacent to Mabelvale Circle in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Town and Country and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located Geyer Springs West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for rezoning from I-2 (Light Industrial District) and PID (Planned Industrial District) to O-2 (Office and Institutional District) to allow for future development of a church.

Since the applicant has only a small portion of the Land Use Plan area shown for Light Industrial and a change of such a small area would not make planning sense, Staff is not requiring a Plan Amendment even though the zoning request of Office is not consistent with the Plan designation of Light Industrial. If the Planning Commission and City Board approve the re-classification of this land, when the review of the Land Use Plan is done for this general area in a few years, Staff will determine if a Land Use Plan change is appropriate for a larger area.

Master Street Plan: West of the Property is Mabelvale Drive and it is shown as a Local Street on the Master Street Plan. North of the property Mabelvale Circle and it shown as a Local Street on the Master Street Plan. East of the property is Mabelvale Pike and it is shown as a Collector on the Master Street Plan. The primary function of Local Streets 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”. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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 Mabelvale 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:

Smith Property Partners, owner of the 5.8 acre property located at the southwest corner of Mabelvale Pike and Mabelvale Circle, is requesting to rezone the property from “I-2” Light Industrial District and “PID” Planned Industrial Development to “O-2” Office and Institutional District. The property is comprised of two (2) unrecorded lots, Lots 3 and 5, Mabelvale Industrial Park. Lot 3 (west half of property) is zoned I-2 and Lot 5 (east half of property) is zoned PID. The applicant is requesting the property be zoned O-2 to allow for a new church development.

On December 4, 2007 the City Board of Directors passed Ordinance No. 19,871 which rezoned the area of Lot 5 from I-2 to PID. The rezoning was approved to allow a church development, with I-2 permitted uses as alternative uses. To this date, Lot 5 has not developed and the PID has expired.

The property is currently undeveloped and mostly grass covered. There are a few nature trees on the site. The overall property is relatively flat.

Undeveloped I-2 zoned property is located across Mabelvale Circle to the north and across Mabelvale Drive to the west. Light Industrial uses, including a trucking facility, are located to the south along Mabelvale Drive. Single family residences are located to the south along Mabelvale Pike. Undeveloped property, a single family residence and a mobile home park are located across Mabelvale Pike to the east.

The City's Future Land Use Plan designates this property as Light Industrial (LI). Staff will not require an amendment to the Land Use Plan since the proposed rezoning represents only a small portion of the Land Use Plan area shown for Light Industrial (LI).

Staff is supportive of the requested O-2 rezoning. Staff views the request as reasonable. The applicant proposes to rezone the property for a new church development. A portion of the property was previously zoned PID for a church development which never developed. A proposed church development on a larger portion of the property should prove to be a compatible use within this area of light industrial and single family residential uses. The proposed O-2 zoning is a site plan review zoning, and the site development plans for a new church development will be required to be reviewed and approved by the Planning Commission. Staff believes the requested O-2 zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-2 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 25, 2018)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval.

The application was placed on the Consent Agenda for approval as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.