

FILE NO.: LU2023-11-01

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NAME: Land Use Plan Amendment – I-430 Planning District  
Service Trade District (STD) to Commercial (C)

LOCATION: Northwest corner Shackleford and Colonel Glenn Roads

OWNER/AUTHORIZED AGENT:

Brian Winstead, Agent  
11621 Rainwood Rd, Suite 4  
Little Rock, AR 72212

AREA: 3.9 acres

WARD: 7                      PLANNING DISTRICT: 11              CENSUS TRACT: 24.05

CURRENT ZONING:        R-2, Single Family District

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BACKGROUND:

The applicant filed a R-2, Single Family to C-4, Open Display Commercial rezoning (Z-9748) for the site. This request is in conflict with the Land Use Plan Map. A Land Use change was filed to make the designation consistent with the zone change. The application is to amend the Land Use Map in the I-430 Planning District. The Land Use Plan narrative states that development in this district should consider and respond to existing land uses and natural features. New developments should support and complement existing land uses. The Plan makes provision for Commercial (C) on both sides of Colonel Glenn Road east of I-430 and along the south side of Colonel Glenn Road west of I-430. Recommended design guidelines include bringing all streets to city standards, sidewalk replacement and expansion, streets designed for safe traffic flow with adequate control devices and lighting, and identifying and correct drainage problems in the area.

A. PROPOSAL/REQUEST:

Applicant requests a Land Use Plan amendment from Service Trades District (STD) to Commercial (C) on an approximately 3.9 acre site of three tracts. The location is at the northwest corner of Colonel Glenn Road and Shackleford Road in the I-430 Planning District.

The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

The proposed Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

**B. EXISTING CONDITIONS/ZONING:**

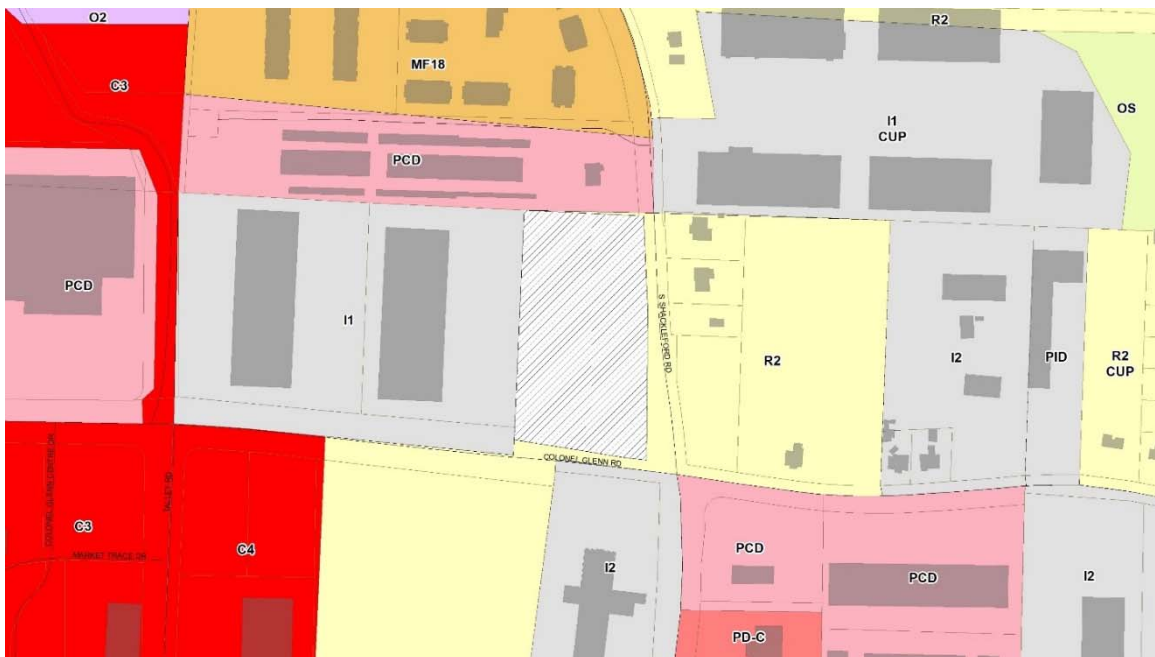


Figure 1: Zoning Map

The application site is currently undeveloped and partially wooded. It is zoned R-2, Single Family Residential. To the west of the application area are two office warehouses zoned Industrial Park District (I-1). North is developed with ministorage in a Planned Commercial Development (PCD). North beyond the PCD is under development with apartments zoned Multifamily District (MF-18). This district is for apartment development at a maximum of 18 units per acre. To the north and east of South Shackelford Road is an Office/Warehouse development zoned Industrial Park District (I-1). To the east across South Shackelford Road is land zoned Single-Family District (R-2) with two residences. On the southeast corner of Colonel Glenn and South Shackelford Roads is a convenience store with fuel pumps, zoned PCD; a Commercial/warehouse strip and ministorage zoned PCD; and an equipment rental zoned PD-C. The southwest corner of Colonel

Glenn and S Shackleford Roads has a lawn chemical and pest control company zoned Light Industrial District (I-2). Further to the west is a vacant tract zoned R-2.

C. NEIGHBORHOOD NOTIFICATIONS:

John Barrow Neighborhood Association was contacted November 22, 2022. At the time of writing, staff had received no contacts from area residents or Association. Notice of the agenda item was also sent to all neighborhood contacts as part of the January Planning Commission notification.

G. TRANSPORTATION/PLANNING:

Land Use Plan:

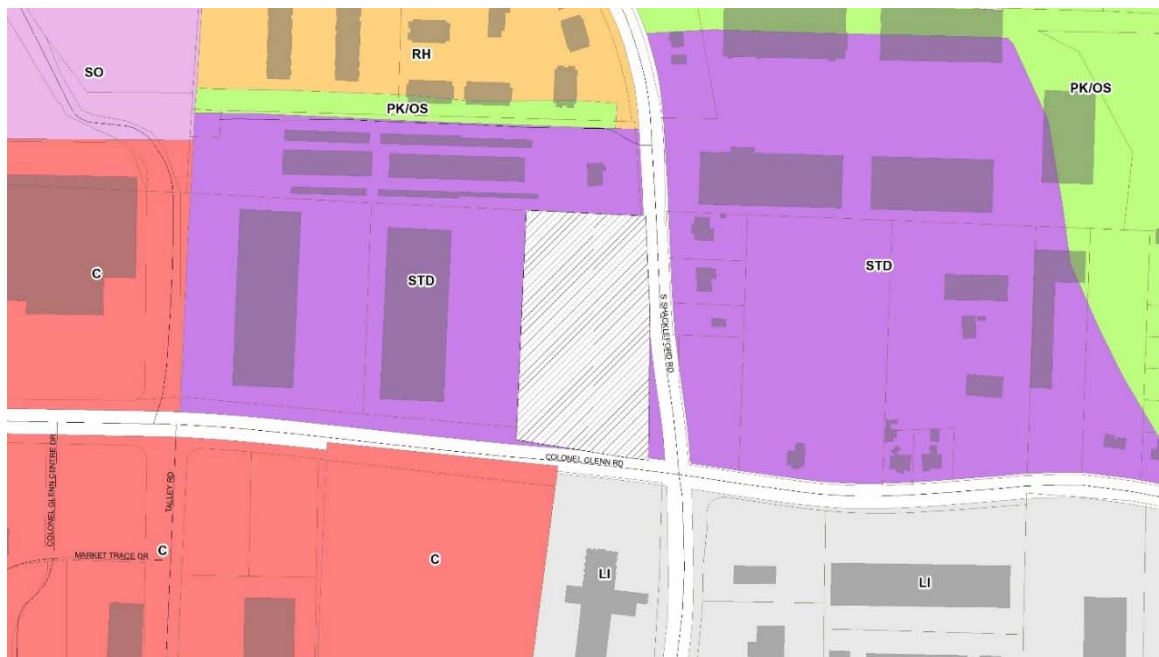


Figure 1: Land Use Map

The application site is shown on the Land Use Map as Service Trade District (STD). The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

Westward beyond the STD is shown as Commercial (C) at the I-430 – Colonel Glenn interchange. To the north of the subject site in STD area is a mini-storage development, then a Park/Open Space (PK/OS) boundary. North of the ministorage is Residential High Density (RH) where apartments are currently being developed. Then a vacant STD tract. An area across South Shackleford Road, to

the east of the application site, is STD, with a Park/Open Space (PK/OS) area along the north border to delineate the limit of industrial uses. It is developed with five office warehouse buildings, two single family homes, a lawncare business, and an auto repair/warehouse business.

At the southeast corner of Colonel Glenn and South Shackleford Roads the Land Use Plan Map shows Light Industrial (LI). A number of structures were removed in 2006 from the area and re-developed with: a convenience store with fuel pumps zoned PCD, a Commercial strip and ministorage zoned PCD, and an equipment rental business zoned PD-C. The southwest corner of the intersection is shown on the Land Use Plan Map as Light Industrial (LI) and is a pest control and lawn chemical business. Continuing west is shown as Commercial (C). This area includes a 22+ acre undeveloped wooded tract. This tract was changed from Light Industrial (LI) to Commercial (C) use in 2021(LU2021-11-02) and partially developed as a commercial athletic facility.

The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

#### Master Street Plan:

To the south is Colonel Glenn Road, shown as a Principal Arterial on the Master Street Plan. To the east is South Shackleford Road, shown as a Minor Arterial on the Master Street Plan.

Principal Arterial Roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way of 110 feet is required. Sidewalks on both sides are required.

Minor Arterials are designed to provide the connections to and through an urban area. Right of way is 90 feet unless otherwise stated. Sidewalks on both sides are required.

At this intersection, only South Shackelford Road, south has of the intersection is more than two traffic lanes. Future development may require dedication of right-of-way and may require street improvements.



Figure 2: Master Street Plan

Bicycle Plan:

The Master Bike Plan shows Proposed Class II Bike Lanes on both Colonel Glenn and Shackelford Roads. Class II Bike Lanes are designated by painted strips separating the bikeway from motor vehicle traffic and intended for the sole use by bicycles. Additional pavement markings and signage is required.

Historic Preservation Plan:

There are no existing historic sites or districts in proximity to this land.

H. ANALYSIS:

The application is in a partially developed portion of Little Rock. The land in the vicinity was annexed by general election in 1982. This site has been utilized for residential purposes until the buildings were removed between 2010 and 2014. The Land Use Plan Map shows Service Trade District (STD) for the site. It is zoned R-2, Single-Family District.

To the west in the STD area are office warehouses. North of the subject site in the STD is a ministorage. A Park/Open Space (PK/OS) area along the north border of the ministorage development delineates the limit of industrial uses. Beyond the PK/OS is a Residential High Density (RH) area where two apartment complexes are currently under construction. All these developments are accessed from South Shackelford Road. To the north of the apartments is a 10 acre undeveloped area shown as STD. To the east across South Shackelford Road is a STD area with a PK/OS area along the north border to delineate the limit of industrial uses. The STD area is developed as office warehouse, a lawn maintenance company, an auto repair, and residential properties.

South of Colonel Glenn Road, on both sides of South Shackelford Road is Light Industrial (LI) use on the Land Use Plan Map. On the east side is a convenience store with fuel pumps developed in 2019, a commercial/warehouse strip and ministorage developed as Planned Commercial Developments in 2017. In 2013 an equipment rental and repair business in a Planned Development-Commercial (PD-C) was developed. The ministorage is currently being expanded with additional buildings. Beyond this to the east is an auto paint and repair shop and wholesale warehouse. To the south of Colonel Glenn Road and west of South Shackelford Road is a lawn chemical and pest control business in LI. Bordering this to the west is an undeveloped wooded tract shown as Commercial (C) use.

Approaching Interstate-430 from the application site is a commercial warehouse, fast food restaurants, strip centers, a hotel, an auto dealer, farm supply store, and athletic center. These are all shown on the Land Use Map as part of a large Commercial (C) area around the I-430 / Colonel Glenn Road interchange.

The Land Use Plan Narrative states development in this Planning District should support and complement existing land uses. The Plan makes provision for Commercial (C) on both sides of Colonel Glenn Road east of I-430. This land use change follows the trend of commercial development eastward from the I-430 / Colonel Glenn Road interchange.

Much of the Commercial Node at the I-430 / Colonel Glenn Road interchange is developed. The most recent change to the Land Use Plan Map (LU2021-11-02) extended the Commercial use area further east. The area has not developed in the year since the amendment. There have been several new commercial uses built in the last decade and a commercial warehouse during the last decade. Since 2012 building permits in the vicinity have been issued for 3 commercial uses in Commercial (C) land use areas; 3 office warehouses, 1 mini-warehouse, and 1 ice manufacturing facility in Industrial Park (LI) areas.

There are two areas of undeveloped Service Trade District (STD) which would remain if this amendment were made. In addition, a large area of undeveloped Light Industrial (LI) is shown to the south. There appears to be more demand for Commercial (C) than Service Trades District (STD) at this time. With the change

there will be areas of undeveloped Commercial (C) and Service Trades District (STD) on the Land Use Plan Map. This change would follow the trend of Commercial (C) development spreading eastward from the large Commercial (C) area around the I-430 / Colonel Glenn Road interchange as shown on the Land Use Map.

I. STAFF RECOMMENDATION:

Approval

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PLANNING COMMISSION ACTION:

(JANUARY 12, 2023)

Walter Malone, Planning Staff reviewed the staff report on this item. He discussed the land use pattern in the area and the recent permit activity. Staff recommended approved based on the availability of both use types and the greater demand for commercial as well as there being some commercial already at the intersection. Monte Moore, Planning Staff reviewed the accompanying zoning case – Z-9748 (see the minute record for Z-9748 for a complete record).

Brian Winstead spoke for the application. He indicated he would wait and hear the issues from the opposition. Troy Laha, Vice-President of Southwest United for Progress, indicated the group was opposed to the C-4, Open Display classification. They do not have an issue with the Land Use change to Commercial. Mr. Winstead returned to the podium. He stated that he had spoken to several of the adjacent owners, and they were all fine with the C-4 zoning. Mr. Winstead went on to speak about the limits to development on the west side of the freeway due to sewer service. He stated that this was forcing more interest in the land on the east side of the freeway. He also reviewed the areas of C-4 zoning in place today. Mr. Winstead closed reminding the Commission that staff is supportive of the application.

There was a motion to approve the application as filed. By a vote of 10 for 0 against and 1 vacancy the motion was approved.