

FILE NO.: Z-5352-A

NAME: Rezoning from C-3 to C-4

LOCATION: 6504 Mabelvale Cut-off

DEVELOPER:

Luke Butt
4115 Commonwealth Drive
Bryant, AR 72022

OWNER/AUTHORIZED AGENT:

Luke Butt – Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.568 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 15 CENSUS TRACT: 41.06

CURRENT ZONING: C-3

VARIANCE/WAIVERS:

1. None requested.
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BACKGROUND:

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.568 acre property located at 6504 Mabelvale Cut-off from "C-3" General Commercial District to "C-4" Open Display District. The rezoning is proposed to allow the site to be developed for a used car sales business.

B. EXISTING CONDITIONS:

The property is currently undeveloped. The majority of the property is covered in concrete parking and driveway from Mabelvale Cut-off. The property previously contained a self-service carwash building with vacuum islands.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the Allendale, Chicot, Yorkwood, OUR and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments, unless buildings are involved.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial 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 application is to change the property from C-3 (General Commercial District) to C-4 (Open Display Commercial District) to allow for the future development of commercial uses.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the west and east. Residential High Density (RH) use is shown to the north and across Mabelvale Cutoff Road to the south. 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 Commercial area to the east is a convenience store while the land is vacant undeveloped to the west. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The area to the north is an apartment complex. South of Mabelvale Cutoff Road the Residential High Density land is wooded and vacant.

Master Street Plan: To the south is Mabelvale Cutoff Road and it is a Minor Arterial on the Master Street 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 Mabelvale Cutoff Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

Luke Butt, owner of the 0.568 acre property located at 6504 Mabelvale Cut-off, is requesting that the property be rezoned from "C-3" General Commercial District to "C-4" Open Display District. The property is located on the north side of Mabelvale Cut-off, between Stillman Drive and Warren Drive. The rezoning is proposed to allow an auto sales business. The property is currently undeveloped, with the majority of the property being covered with a concrete slab left over from the previous use of the property. The property previously contained a self-serve carwash facility with self-serve vacuum islands.

A convenience store with gas pumps is located immediately east of the site, at the northwest corner of Mabelvale Cut-off and Stillman Drive. A salon type use is located at the northeast corner of Mabelvale Cut-off and Stillman Drive. Undeveloped C-3 zoned property is located immediately to the west. Multifamily developments and undeveloped multifamily zoned property (zoned MF-24 and MF-18) are located immediately to the north and south across Mabelvale Cut-off. The City's Future Land Use Plan designates this property as "C" Commercial. The requested C-4 zoning will not require a plan amendment.

Staff is supportive of the requested C-4 zoning. Staff views the request as reasonable. The property is currently zoned C-3 and has a history of having a C-4 use (car wash) located on it. The proposed C-4 zoning is also consistent with the City's Future Land Use Plan designation of "C" Commercial. The requested rezoning should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 14, 2021)

The applicant was not present. There were no persons registered in attendance. Staff informed the Commission that the applicant failed to send required notifications to surrounding property owners. Therefore, staff recommended the application be deferred to the February 11, 2021 Planning Commission Agenda. There was no further discussion. The item was placed on the Consent Agenda and deferred as recommended by staff. The vote was 11 ayes, 0 nays and 0 absent.

PLANNING COMMISSION ACTION:

(MARCH 11, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.