

FILE NO.: Z-7697-A

NAME: Rezoning from R-2 to C-1

LOCATION: 14103 Taylor Loop Road

DEVELOPER:

Amber Wood – Agent
2400 Louisiana Street
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

John and Frances Knowles Revocable Trust – Owner
4703 Katillus Road
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Aaron Surveying
P. O. Box 13087
Maumelle, AR 72113

AREA: 0.90 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.14

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.90 acre property located at 14103 Taylor Loop Road from "R-2" Single Family District to "C-1" Neighborhood Commercial District. The rezoning is proposed to allow the site to be developed for a nail salon business.

B. EXISTING CONDITIONS:

Two (2) single family residential structures are currently located on the site. A paved driveway is located along the south property line.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the Westbury and Westchester Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. The provided survey shows the property to front Cantrell Road right-of-way with a 90 ft. right-of-way width. Please revise with accurate right-of-way information.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site. Separate sewer service required for each lot.

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 River Mountain Planning District. The Land Use Plan shows Transition (T) for the requested area. Transition is a designation that provides for an orderly transition between residential uses and

other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. The application is to change the property from R-2 (Single Family District) to C-1 (Neighborhood Commercial District) to allow the future commercial development of the site.

Surrounding the application area, the Land Use Plan shows Transition (T) to the north and south. The Residential Low Density (RL) is shown to the east of the site. Across Taylor Loop Road to the west is Commercial (C). Transition is a designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas. Within the Transition area are several single-family homes and one business. The Residential Low Density 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. There are existing single-family homes on the land along Jerry Drive. 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. This area is occupied by a branch bank and an Easter Seals facility. Further to the southwest along Taylor Loop road is more Transition with professional office uses.

Master Street Plan: To the west is Taylor Loop Road and it is shown as 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 Taylor Loop 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 is a Class II Bike Route shown on Taylor Loop Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The John and Frances Knowles Revocable Trust, owner of the 0.90 acre property located at 14103 Taylor Loop Road, is requesting that the property be rezoned from "R-2" Single Family District to "C-1" Neighborhood Commercial District. The

property is located on the east side of Taylor Loop Road (south of Cantrell Road) and is comprised of two (2) lots. The rezoning is proposed to allow for the development of a nail salon.

The general area where the property is located contains a mixture of zoning and uses. Two (2) single family residences, a convenience store and mixed commercial uses are located to the north along Cantrell Road. An animal clinic, dental clinic, branch bank and other commercial uses are located across Taylor Loop Road to the west. An office zoned property and single family residences are located to the south. Single family residences are also located to the east.

The City's Future Land Use Plan designates this property as "T" Transition. The requested C-1 zoning will not require a plan amendment.

Staff is supportive of the requested C-1 zoning. Staff views the request as reasonable. Staff believes that the proposed C-1 zoning will allow the appropriate transition from the single family uses and zoning to the south to the heavier commercial uses and zoning to the north along Cantrell Road. The subject property is sandwiched between an office development immediately along its south boundary and a convenience store with gas pumps development two (2) properties to the north at the southeast corner of Cantrell Road and Taylor Loop Road. The existing POD zoning at 14116 Taylor Loop Road to the southwest previously contained a beauty salon/beauty school development. The requested rezoning should have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 14, 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.