

FILE NO.: LU2021-11-01

Name: Land Use Plan Amendment – I-430 Planning District

Location: West of I-430 at 4400 block of Colonel Glenn Plaza Drive

Request: Mixed Office Commercial (MOC) to Commercial (C)

Source: Joe White, Joe White & Associates, Inc.

PROPOSAL / REQUEST:

Land Use Plan amendment in I-430 Planning District from Mixed Office Commercial (MOC) to Commercial (C) on approximately 52 acres located at the at the north terminus of Colonel Glenn Plaza Drive between Bowman Road and Interstate-430. A small area to the northwest and northeast of the subject site is shown as Park and Open Space (PK/OS), no change is proposed on these lands. The Colonel Glenn Rd/I-430 Area is a node of intense development.

The MOC designation allows for integration of commercial and office uses, acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the proposed use is mixed office and commercial.

The Commercial land use designation proposed by the applicant represents services including 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 land use amendment application is accompanied by a zoning map amendment request, it is the applicant's intent to rezone the undeveloped 52 acres to a C4 commercial zoning designation (File No. Z-3371).

EXISTING LAND USE AND ZONING:

The subject property is undeveloped and currently zoned Shopping Center (C-2) and Planned Commercial Development (PCD). A Conditional Use Permit (CUP) was approved on a part of the subject site in the southeast, immediately adjacent to the surface parking of the automobile dealer (Crain Ford), but was revoked 11/13/08.

Lands northeast of the subject property are zoned Open Space (OS), northwest of the site, lands are zoned Single Family District (R-2). The OS zoning designation is for use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions, these OS lands are within the floodway of Brodie Creek. The R-2 zoning designation is for conventional single family development with a minimum lot size of 7,000 square feet. Brodie Creek transverses a part of the subject site in the north. West

of Bowman Road, lands are zoned Single Family (R-2) and Planned Development Residential (PD-R). The PD-R site is developed with the Fountaine Bleau West apartment complex, the R-2 zoned lands are largely undeveloped with some commercial and agriculture structures having been previously developed. East of the site, across the Interstate-430 right of way, there exists approximately 60 acres of undeveloped Office and Institutional District (O2) zoned lands.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The MOC land use designation runs along the I-430 corridor and spreads to the west. This area includes Shackleford Crossing, a major shopping mall (this particular MOC area requires a PZD for all developments, not just those that are mixed). The plan makes provisions 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. The northwest quadrant of the interchange is shown Commercial (C) along Colonel Glenn Road, north of this land use designation, at the site of this application, Mixed Office Commercial (MOC).

Brodie Creek transverses the subject site in the north, lands immediately adjacent to Brodie Creek are designated Parks and Open Space (PK/OS). The PK/OS designation includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. North of these PK/OS lands there are additional MOC designated lands fronting W. 36th Street and Bowman Road, generally office uses have not yet been developed on these lands. West of the site are RL (Residential Low Density) designated lands which are largely undeveloped and RH (Residential High Density) designated properties where both an apartment complex and manufactured home park have been developed.

April 21, 2016, east of the subject site on the west side of Shackleford Road north of Colonel Glenn Road, LU16-12-01, an amendment to change the land use designation from Residential High Density (RH) and Park and Open Space (PK/OS) to Service Trade District (STD) was approved.

November 18, 2014, southeast of the subject site at the intersection of Talley Road and Colonel Glenn Road, LU14-12-01, an amendment to change the land use designation from Light Industrial (LI) to Commercial (C) was approved.

MASTER STREET PLAN:

Adjacent to the site on the west is Bowman Road, designated a Minor Arterial in the Master Street Plan, to the east is I-430, a Freeway per 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 Bowman 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. Freeways are intended to serve

through long distance trips, they are always designed as full access control roads (no direct access).

BICYCLE PLAN:

There is a Class II Bike Route shown on Bowman Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

PARKS:

There are no city recognized parks in the immediate vicinity.

HISTORIC DISTRICTS:

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

ANALYSIS:

Subject site is an undeveloped parcel in an existing commercial development node along Colonel Glenn Plaza Drive. Clearing and grading work has occurred on the site in anticipation of future development. Immediately south of the site, lands in the northeast I-430 quadrant have been developed with two auto retail operations, an auto-oriented restaurant and a nursing college. Additional lands with a Commercial land use designation are limited in this area, with only a few smaller parcels available. South of Colonel Glenn Rd, in the southwest quadrant of the I-430 interchange, lands designated for Commercial land use have mostly been developed. The area is host to automobile retail operations and a multi-screen movie theatre.

East of the Interstate, the northeast quadrant is developed with quick serve restaurants, light industrial flex space, and some commercial operations fronting Colonel Glenn Road. North of these commercial developments, there is approximately 60 acres of undeveloped land designated as (SO) Suburban Office. Arkansas Central Water has a 3 acre site, situated along I-430 just south of the SO designated lands, where a water tower was developed.

Additional commercial uses have been developed along the south side of Colonel Glenn Road. The southeast quadrant of I-430 and Colonel Glenn Road has been developed with an auto retailer and other highway oriented commercial uses, including two hotels and farm supply retailer. South of these commercial developments on lands designated SO (Suburban Office) and Office (O) there are two large office developments (Arkansas Baptist State Convention and Centene Corporation) in addition to some smaller office uses developed north of Talley Road. South of Talley Road, there are approximately 100 acres of (SO) Suburban Office designated lands that have not yet been developed. While most of the lands in the southeast quadrant bearing a Commercial land use designation have been developed, some smaller Commercial develops sites are available.

A change in land use designation from MOC to C would allow for commercial development to extend north from its current terminus, about a quarter mile north of Colonel Glenn Road, the use would allow for additional commercial uses at an intersection planned for high intensity uses, with Brodie Creek acting as a buffer to future office and commercial developments along W. 36th Street. Undeveloped lands assigned a Commercial land use designation are limited at this interchange. The City has additional capacity in the area to accommodate office developments within the I-430 planning district.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: John Barrow Neighborhood Association. Staff has received no comments from area residents or from the Neighborhood Association.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION ACTION:

(MARCH 11, 2021)

The item was placed on the consent agenda for approval. By a vote of 11 for, 0 against, and 0 absent, the consent agenda was approved.