

FILE NO.: LU19-11-01

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

Location: Southwest Corner Kanis RD AND Centerview Drive

Request: Office (O) to Commercial (C)

Source: Tim Daters, White Daters and Associates

PROPOSAL / REQUEST:

Land Use Plan amendment in the I-430 Planning District from O, Office to C, Commercial. Commercial 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 request is to allow for future commercial development on the site.

EXISTING LAND USE AND ZONING:

The property is undeveloped and wooded currently zoned O-3, General Office District and is 2.2 acres ± in size. North are several Planned Office Districts both developed and undeveloped. To south and west are also Planned Office Districts with office uses. Further to the west is Planned Commercial Districts developed and C-3, General Commercial District and O-3, General Office District land undeveloped. To the east is a Planned Commercial District which is undeveloped, then O-1 Quiet office and R-2 Single Family District land

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The property is currently shown as Office (O) on the plan, it is vacant, wooded land and, 2.29 acres ± in size. North of the property is Embassy Suite Drive, it is Office (O) on the plan and a single family house and vacant land. South of the property is Office (O) and is the Arkansas Prostate Cancer Center. East of the property is Office (O) and vacant. West of the property is shown as Office (O) and it is occupied by several businesses; an unoccupied office building College Hunks Moving, and Cross Fit.

On March 2, 1999, by ordinance number 17951, a change was made from SO to O to the south of Kanis Road and to the west of Centerview Drive.

MASTER STREET PLAN:

Kanis Road is along the north boundary and shown as a Minor Arterial on the Master Street Plan. Centerview Drive is along the eastern boundary and shown as a Collector 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 Kanis Road since it is a Minor Arterial. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class III bikeway is shown between Executive Center Drive and Kanis Road along Centerview Drive. A Class III Bike Route is a signed route on a street shared with traffic. No additional paving or right-of-way is required. Class III bicycle route signage may be required.

PARKS:

There are no public parks shown in the immediate vicinity.

HISTORIC DISTRICTS:

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

ANALYSIS:

The property requesting the Land Use Plan change is southwest of intersection of Kanis Road and Centerview Drive. It is currently shown as Office on Land Use Plan. The request is to amend ± 2.2 acres of Office to Commercial. The site is within a prominent business center near the intersection of two Interstates. Much of the retail and commercial is in the northern quadrants along Markham and Chenal Parkway. As well as the Kanis-Shackleford Roads and Kanis-Bowman Roads Intersections. Large office areas are along Markham west of I-430, and Kanis Road south I-630. West of I-430 along Kanis Road is mostly medical related office associated with Baptist Hospital. East of I-430 is an area built as an Office Park with additional office uses surrounding it.

To the north and south of the subject property are currently mostly occupied Office uses. To the east there is an available ± 3.5 acres undeveloped office land. In addition to this office area to the west of the property, (east of Bowman Road) there are available Office and Commercial land both to the north and south of Kanis Road within the Mixed Office and Commercial (MOC) shown areas on the Plan.

There are two commercial nodes at the arterial intersections to the west and east. To the west is the Bowman and Kanis Road intersection with a beverage shop, a Goodwill Donation Center, a strip mall to the northeast, and a big box retail shop (Lowe's) to the northwest of this intersection. To the east is Shackelford and Kanis Road intersection with a gas station to the southwest, a bank, some restaurants to the southeast, a hotel and a retail to the northwest, and Arkansas Farm Bureau to the northeast of this intersection. The proposed Commercial use is to the southwest of Centerview Drive/Kanis Road intersection which is a potential commercial node with an undeveloped Planned Commercial Districts (PCD) to the southeast, and an undeveloped Planned Office District (POD) to the north of the same intersection.

The total undeveloped Commercial land between Bowman and Shackelford Roads in that area is approximately ± 12 acres and these properties are zoned as C-2. These available vacant commercial areas are to the northwest and southwest of the Kanis and Shackelford Roads intersection. There is one commercial area zoned General Commercial (C-3) and it is ± 2 acres in ± 13 acres of Mixed Office and Commercial land (MOC), as mentioned previously, southeast of Bowman & Kanis Roads. In this MOC shown area the remaining ± 11 acres is zoned as General Office (O-3). The available undeveloped Office area on the land use map in the same vicinity is approximately ± 18 acres including the amendment requested area. Two areas are northeast and northwest of Embassy Suites Drive & Kanis Road north of the site, and another is adjacent to the east of the amendment requested property. The available vacant Office area and General Office (O-3) zoned areas are more than the available Commercial area or General Commercial (C-3) zoned areas both on the Land Use plan and Zoning Map.

The proposed change to the Land Use Plan would create a new area on the Plan which complies with the potential commercial node at the amendment requested intersection. There has been limited to no commercial or office development along Kanis Road which has remained a two-lane rural road. The city has begun a public project to widen Kanis Road to Arterial standards, and the intersection which the amendment requested to the southwest of it will be a signalized one.

NEIGHBORHOOD COMMENTS:

Notices were sent to the John Barrow Neighborhood Association. Staff has received no comments from area residents and neighborhood association.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

PLANNING COMMISSION ACTION:

(AUGUST 1, 2019)

The item was placed on the consent agenda for approval. By a vote of 8 for, 0 against, 2 absent and 1 open position the consent agenda was approved.