

FILE NO.: LU2022-03-01

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NAME: Land Use Plan Amendment – West Little Rock Planning District

LOCATION: 2410 Glover Street

OWNER/AUTHORIZED AGENT:

Jamie McLarty  
Hathaway Group  
2100 Riverdale Road, Suite 100  
Little Rock, AR 72202

AREA: 0.5 acres

WARD: 4

PLANNING DISTRICT: 3

CENSUS TRACT: 22.03

CURRENT ZONING: Planned Commercial Development (PCD) District

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BACKGROUND:

A. PROPOSAL/REQUEST:

The applicant requests a Land Use Plan amendment from Residential High Density (RH) to Neighborhood Commercial (NC). The application is for an area of approximately 0.5 acres. The site is located along the west side of Glover Street between U Street and Cantrell Road.

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

The proposed Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

This Land Use Plan map amendment application accompanies a zoning map amendment request. It is the applicant's intent to rezone the site to C-1, Neighborhood Commercial District (File No. Z-3250-B).

**B. EXISTING CONDITIONS/ZONING:**



The application area is a parcel with an existing non-residential structure. The zoning is Planned Development Commercial (PDC) District. There has been a commercial use on the property. The land to the east (across Glover Street) is zoned C-3, General Commercial District. There are retail, office, and restaurant uses in the buildings fronting Cantrell Road (Highway 10). Generally, this portion of Cantrell Road is lined with C-3 zoning. To the north is land zoned C-1, Neighborhood Commercial District with an apartment complex (The Villas on Cantrell).

To the west is Sharon Court Townhouses an attached residential development zoned MF-6, Multifamily (6 units per acre) District. To the south is a parcel zoned R-2, Single Family District with a single-family house on it. Further to the south and southwest is land zoned R-2, Single Family District with single-family houses on the lots.

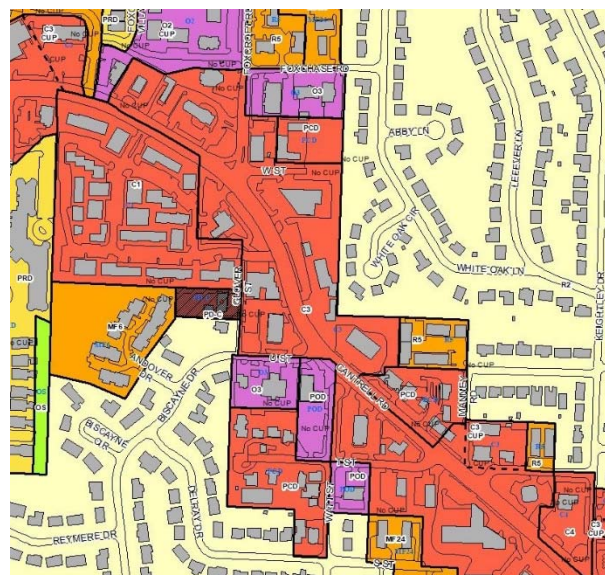
**C. NEIGHBORHOOD NOTIFICATIONS:**

Notices were sent to the Leewood Neighborhood Association. At the time of writing, Staff had received no comments from area residents or Neighborhood Associations

**G. TRANSPORTATION/PLANNING:**

Land Use Plan:

The City's Land Use Plan Map shows Residential High Density (RH) for the requested site. The Residential High Density (RH) category is shown east of Glover Street. Commercial (C) is shown west of Glover Street, along both sides of Cantrell Road in this area. There are small areas of Office (O), Residential High Density (RH), and Mixed Office Commercial (MOC) south and west of the Cantrell commercial corridor. These use

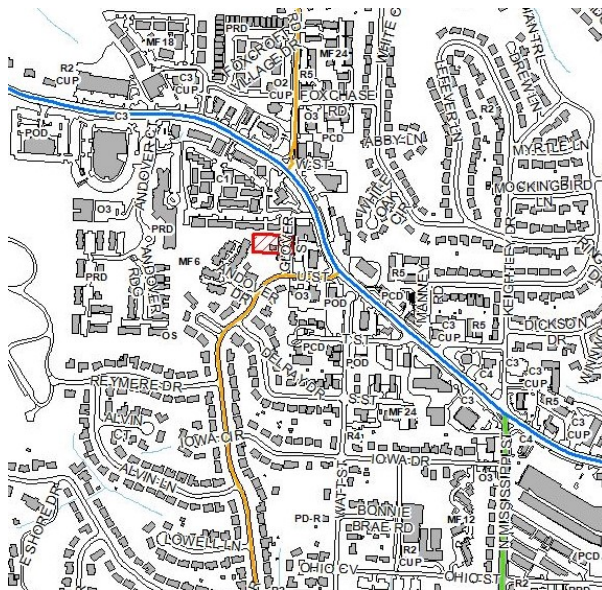


areas are a transition from the commercial uses along Cantrell Road to the single-family neighborhoods to the south. The area to the south of the application is the Leawood neighborhood shown as Residential Low Density (RL).

There have been two requests for Land Use Plan map changes in this area since 2000.

LU2001-03-02 an amendment for the west side of Glover Street, north of U Street from Multifamily and Single Family to Commercial was denied in November 2001.

LU2008-03-01 an amendment along the west side of Watt Street, north of T street from Office to Mixed Office Commercial, was approved in March 2008.



Master Street Plan:

The site is bound to the east by Glover Street. It is as a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. Commercial Streets use the design standards for Collector Streets.

Glover Street is not constructed to standard. There are no curbs or sidewalks. The width of the road is

approximately 18 feet.

Bicycle Plan:

There is a Class III Bike Route shown on Glover Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

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

H. ANALYSIS:

The application is in a developed portion of Little Rock. The land in the vicinity of the requested amendment was annexed to the city in the mid and late 1950s. Most of the development (neighborhoods and businesses) was done from the mid-1950s through the mid-1970s. This site has been zoned Planned Development Commercial (PDC) District since 2001. Prior to that the site had been used as a daycare center for several decades.

The applicant amendment the application from Commercial (C) to Neighborhood Commercial (NC) on October 21, 2022. Neighborhood Commercial (NC) is intended to be less intense than Commercial (C) in both scale and use. The uses are often services to the immediate neighborhoods. Thus, it is not uncommon for Neighborhood Commercial (NC) areas to be adjacent to residential areas.

The land east of Glover Street has been developed for businesses fronting Highway 10 (Cantrell Road). This land is zoned mostly C-3, General Commercial. Multifamily uses are located to the west and north of the site. To the north is a large apartment complex – Villas on Cantrell which is zoned C-1, Neighborhood Commercial District. While to the west is a condominium development of attached residential. This land is zoned MF-6, Multifamily District (6 units per acre). To the immediate south is a single-family house zoned R-2 Single Family with additional homes to the south and west – Leawood subdivision. The use pattern in the general area has not changed significantly for decades.

There have been new houses permitted in the vicinity of the application over the last several years. There have also been a couple of new commercial buildings constructed recently. This is evidence of continuing demand for both single-family and commercial buildings in the area.

Glover Street does not have gutters or sidewalks. When accessing the street, it has a 'feel' for an alley or driveway/private street. The gutter for the cross street is not broken as is common for street intersections. By Master Street Plan Standards, Glover Street would be a 'Commercial Street'. Such streets should be at least 31-foot paved width. Glover Street is closer to 18-foot width.

The subject property is the only property that has its primary access from Glover Street. The other parcels along Glover Street are a side or rear relationship. There are no doorways except for emergency exits along the street. The Land Use Plan Map has used the roadway as the land use line. Commercial (C) is to the east and Residential High Density (RH) is to the west. The actual uses have been commercial and single-family on the west side of Glover Street, with commercial uses to the east.

While this is a change in the Land Use Plan map, the change is consistent with the historic uses of the property. Neighborhood Commercial (NC) makes a good

transition with Residential High Density (RH) from the more intense commercial uses along the Cantrell Road corridor to the single-family neighborhoods to the south and west.

I. STAFF RECOMMENDATION:

Approval of the amendment to Neighborhood Commercial (NC).

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PLANNING COMMISSION ACTION:

(NOVEMBER 10, 2022)

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