

Owner: Potlatch Deltic  
Applicant: Tim Daters  
Location: 20,300 Block of Highway 10 (south side of Highway 10, approximately 0.5 mile west of Chenal Parkway)  
Area: 7.379 Acres  
Request: Rezone from R-2 to C-1  
Purpose: Future development  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Undeveloped property and a church; zoned R-2

South – Undeveloped property and single family residences; zoned R-2

East – Single family residences; zoned C-1 and R-2

West – High school campus; zoned POD

A. PUBLIC WORKS COMMENTS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Duquesne Place Property Owners Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) and Suburban Office (SO) for the requested area. 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. The Suburban Office category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The application is to change an area from R-2 (Single-Family District) to C-1 (Neighborhood Commercial District) to allow for the future commercial development of the land. The site is within the Highway 10 Design Overlay District.

Master Street Plan: To the south is Cantrell Road and it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal 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 I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

E. STAFF ANALYSIS:

Potlatch Deltic, owner of the 7.379 acre property located in the 20,300 block of Highway 10 (south side of Highway 10, approximately 0.5 mile west of Chenal Parkway), is requesting to rezone the property from "R-2" Single Family District to "C-1" Neighborhood Commercial District. The rezoning is requested for future neighborhood commercial development of the property.

The site is currently undeveloped and partially tree covered. Some site work has taken place on the site where baseball/softball fields once existed. The property is located in an area of mixed uses and zoning along Highway 10, west of Chenal Parkway. The Joe T. Robinson High School campus is located on the POD zoned property immediately west of the subject property. Undeveloped property (zoned R-2) is located to the south, with single family residences further south. Single family residences are also located to the east. Undeveloped property and a church are located across Highway 10 to the north.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density and "SO" Suburban Office. A proposed Land Use Plan amendment to "NC" Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the proposed C-1 zoning. C-1 is designed to accommodate limited retail development within or adjacent to neighborhood areas. Although the site is adjacent to a school campus, the limited uses permitted under C-1 should assure that there is no impact on the school.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

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PLANNING COMMISSION ACTION:

(DECEMBER 5, 2019)

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 9 ayes, 0 noes and 2 absent.