

Owner:	Robert and Stephany Renfro
Applicant:	H. Mark Hicks
Location:	10217 Chicot Road
Area:	5.2 Acres
Request:	Rezone from R-2 to C-1 and OS
Purpose:	Future Neighborhood Commercial development
Existing Use:	Undeveloped property

SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots; zoned R-2

South – Carwash, convenience store and mini-warehouses; zoned C-3

East – Undeveloped property, single family residences and a church; zoned R-2

West – Mixed commercial uses (across Chicot Road); zoned C-3

A. PUBLIC WORKS COMMENTS:

1. Chicot Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on Rock Region Metro Route #22 (University Avenue/Mabelvale Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Chicot, West Baseline and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: The request is in the Geyer Springs West Planning District. The Land Use Plan shows Suburban Office (SO) and Residential Low Density (RL) for the requested area. The Suburban Office category shall provide 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 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 application is to change the property from R-2 (Single Family District) to a C-1 (Neighborhood Commercial District) to allow for development of commercial use on the site. There is an accompanying item to change the Land Use Plan to Neighborhood Commercial on this agenda.

Master Street Plan: To the west is Chicot Road, 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 Chicot 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 are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Robert and Stephany Renfro, owners of the 5.2 acre property located at 10217 Chicot Road, are requesting to rezone the property from "R-2" Single Family District to "C-1" Neighborhood Commercial District and "OS" Open Space District. The property is located on the east side of Chicot Road, approximately 300 feet north of Mabelvale Cut-Off. The rezoning is proposed to allow for future neighborhood commercial development of the site. The applicant is proposing to zone the north 20 feet of the site (the typical land use buffer area) to OS. This area will serve as an undisturbed buffer area adjacent to the single family residences and lots to the north, along the south side of Milford Drive.

The property is undeveloped and tree covered. The property is located in an area of mixed zoning and uses, near the intersection of Chicot Road and Mabelvale Cut-Off. Mixed commercial uses, including a convenience store, mini-warehouse development and a Family Dollar Store, are located to the south and west. Single family residences and vacant property are located to the north. A large tract of vacant land is located immediately to the east, with single family residences and a church located further east.

The City's Future Land Use Plan designates this property as Suburban Office (SO) and Residential Low Density (RL). A requested land use plan amendment to Neighborhood Commercial (NC) and Open Space (OS) is a separate item on this agenda.

Staff is supportive of the requested C-1/OS rezoning. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. The property is "sandwiched" between heavy commercial uses to the south (carwash, convenience store and mini-warehouses) and single family residential uses and zoning to the north. The proposed neighborhood commercial zoning with the 20 foot wide OS zoning (undisturbed buffer) along the north property line should prove to be a good "transitional" zoning between the single family residences and the heavy commercial uses. Staff believes the rezoning of this property to C-1 and OS will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 and OS rezoning.

PLANNING COMMISSION ACTION:

(MARCH 12, 2020)

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 7 ayes, 0 noes and 4 absent.