

Owner: SSS Properties, LLC
Applicant: Hugh Ying-Hseu Chang
Location: 4700 S. University Avenue
Area: 2.25 Acres
Request: Rezone from I-2 to C-3
Purpose: Retail use
Existing Use: Vacant commercial building

SURROUNDING LAND USE AND ZONING

North – Auto dealership; zoned I-2

South – Undeveloped property (including floodway); zoned R-2 and C-4

East – Floodway, golf driving range and vacant commercial building
(across S. University Avenue); zoned OS and C-4

West – Auto dealership; zoned I-2

A. PUBLIC WORKS COMMENTS:

The subject property shows to be located within the 100 year floodplain. Any new structure; additions to the existing structure; or improvements to the existing structure which costs 50% or more of the value of the existing structure must comply with the current floodplain ordinance and the minimum floor elevation must be at least 1 ft. above the base flood elevation.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on a CATA bus routes #17 (Mabelvale – Downtown Route) and #17A (Mabelvale – UALR Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Westwood, University District and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the 65th Street West Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category 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 applicant has applied for a rezoning from I-2 (Light Industrial District) to C-3 (General Commercial District) to allow for redevelopment of the site for retail uses..

Master Street Plan:

University Avenue is 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 along University Avenue since it is an Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lanes are shown along University Avenue. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

SSS Properties, LLC, owner of the 2.25 acre property located at 4700 S. University Avenue, is requesting to rezone the property from "I-2" Light Industrial District to "C-3" General Commercial District. The rezoning is proposed to allow future retail use of the site.

The property is occupied by a one-story commercial building located near the center of the site. Paved parking and drives are located on all sides of the building. A shared driveway from S. University Avenue is located at the northeast corner of the site.

An auto dealership is located on the I-2 zoned property north and west of the subject property. The First Tee golf development is located further west, with a mixture of commercial uses located further north. Undeveloped R-2 and

C-4 zoned property, including floodway, is located to the south. Floodway area, zoned OS, a golf driving range (C-4) and a large vacant commercial building (C-4) are located across S. University Avenue to the east, northeast and southeast.

The City's Future Land Use Plan designates this property as Commercial. The requested C-3 zoning does not require an amendment to the land use plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. The majority of the properties with S. University frontage within this general area are zoned commercial (C-3, C-4 and PCD). The proposed C-3 zoning will not be out of character with the overall area along S. University Avenue. Staff believes it appropriate to rezone this property to C-3 to allow retail use. In staff's opinion, rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(APRIL 9, 2015)

The applicant was present. There were no objectors present. 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 by a vote of 11 ayes, 0 noes and 0 absent.