

Owner: Atkinson Properties, LLC  
Applicant: Pat McGetrick  
Location: 10510 Interstate 30  
Area: 5.81 Acres  
Request: Rezone from C-3 to C-4  
Purpose: Future C-4 development  
Existing Use: Commercial, office, church and single family residential

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SURROUNDING LAND USE AND ZONING

North – Vacant multifamily structures and single family residences (across Baseline Road); zoned R-2

South – Mixture of commercial and light industrial uses (across I-30); zoned C-4 and I-2

East – Commercial use and undeveloped property; zoned C-3

West – Undeveloped property; zoned PCD

A. PUBLIC WORKS COMMENTS:

1. Baseline 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. If the existing structures are within the required area to be dedicated, the dedication should go to the face of the structure(s).

B. PUBLIC TRANSPORTATION ELEMENT:

Rock Region Metro route #17 (Mabelvale – Downtown Route) and #17A (Mabelvale – UALR Route) run along Interstate 30 in this area.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and SWLR United for Progress Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the Geyer Springs West Planning District. The Land Use Plan shows Commercial (C). 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 C-3 (General Commercial District) to C-4 (Open Display Commercial District) to allow the applicant for the C-4 uses in addition to existing office and single family uses.

Master Street Plan:

South side of the property is Interstate 30 and it is a Freeway on the Master Street Plan.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Atkinson Properties, LLC, owner of the 5.81 acre property located at 10510 Interstate 30, is requesting to rezone the property from "C-3" General Commercial District to "C-4" Open Display District. The property is located on the north side of Interstate 30, east of I-430, and backs up to Baseline Road (north property line). The rezoning is proposed for future C-4 development of the site.

The property contains several buildings. There are four (4) one-story frame single family structures located along the north property line, fronting on Baseline Road. Each residence has a concrete or gravel driveway from Baseline Road. There is a one-story commercial building located near the center of the site. This building has been occupied by a church use. There is another one-story commercial building at the southwest corner of the property. This is a strip center building containing nine (9) bays/suites. There is paved parking and access located between the two (2) commercial buildings. A driveway from the I-30 frontage road serves as access.

There is a mixture of uses and zoning located in this immediate area. Vacant multifamily structures and single family homes are located across Baseline Road to the north. A mixture of commercial and light industrial uses is located to the south across I-30. A commercial building and vacant property are located to the east. Undeveloped PCD zoned property is located to the west.

The City's Future Land Use Plan designates this property as Commercial (C). The proposed C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested rezoning to C-4 rezoning. Staff views the request as reasonable. Staff feels that the proposed rezoning represents a continuation of the existing zoning pattern for this area. The properties immediately east and west are zoned C-3 and PCD. The PCD zoning was approved for sales and service of heavy equipment, a C-4 type use. There is C-4 zoning which currently exists future east and across I-30 to the south. Additionally, the City's Future Land Use Plan designates the property as Commercial (C), which supports the requested C-4 zoning. Staff believes rezoning this property to C-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

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PLANNING COMMISSION ACTION:

(JUNE 2, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 10 ayes, 0 noes and 1 absent.