

September 9, 2021

ITEM NO.: 12

FILE NO.: Z-9604

NAME: Rezoning from O-3/C-3/I-2 to C-3

LOCATION: 7500 S. University Avenue

DEVELOPER:

CKM Holdings, LLC
7500 S. University Avenue
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

CKM Holdings, LLC – Owner
Kasia Pabian – Agent

SURVEYOR/ENGINEER:

Hope Consulting Engineers – Surveyors
117 S. Market Street
Benton, AR 72015

AREA: 6.26 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 20.01

CURRENT ZONING: O-3/C-3/I-2

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 6.26-acre property from O-3/C-3/I-2 to C-3 in order to give the overall property one (1) zoning classification, which allows an extended stay motel.

B. EXISTING CONDITIONS:

The property contains three (3) one and two-story structures which are currently being used as a motel. Paved parking is located between the buildings. Two (2) driveways from the I-30 service road serve as access to the property.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. At time of development obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Provide a 15-foot utility easement along Frontage Rd. frontage.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Geyer Springs West District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) 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 application is to rezone from O-3 (General Office District), C-3 (General Commercial District) and I-2 (Light Industrial District) to C-3 (General Commercial District) to recognize the development of the site.

Surrounding the application area, the Land Use Plan shows Residential High Density (RH) to the north of the site. Residential Low Density (RL) is shown on the Plan to the west. Commercial (C) is shown to the east of the application area. To the south is a freeway interchange with Industrial (I) shown beyond the interchange. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This area is a development apartment complex, zoned R-6 (High-rise Apartment District). The Residential Low Density (RL) 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. This is a developed single-family subdivision, zoned R-2 (Single Family District). The Commercial (C) 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 area is developed with commercial businesses along University Avenue, zoned C-3 (General Commercial District). The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The area is part of an industrial area of warehouses and heavy commercial uses. The zoning is I-2 (Light Industrial District).

Master Street Plan: To the south of the application area is the University Avenue-Interstate 30 interchange. There is a frontage road along the property's boundary. The right-of-way varies due to the nature of the interchange. 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.

H. ANALYSIS:

CKM Holdings, LLC, owner of the 6.26 acre property located at 7500 S. University Avenue, is requesting that the property be rezoned from “O-3” General Office District, “C-3” General Commercial District and “I-2” Light Industrial District to “C-3” General Commercial District. The rezoning is proposed in order to have one (1) zoning classification for the entire property.

The property currently contains three (3) one and two-story structures which are being used as a motel. Paved parking is located between the buildings. Two (2) driveways from the I-30 service road serve as access to the property.

The property is located in an area containing a mixture of zoning and uses. A multifamily development (zoned MF-6) is located immediately to the north, with single family residences further north. Single family residences are located to the west. The properties to the east and west which front University Avenue and the I-30 frontage road contain a mix of commercial uses and zoning, including C-3, C-4 and PCD zoned properties. The properties across I-30 to the east and south contain industrial uses and zoning (I-2 and PID).

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

Staff is supportive of the requested C-3 zoning. Staff views the request as reasonable. The requested rezoning is basically a “clean-up” type issue, as the single tract of land currently has split zoning, with three (3) zoning classifications (O-3, C-3 and I-2). The proposed rezoning will give the entire property a single zoning classification of C-3, which conforms with the City’s Future Land Use Plan. Additionally, the requested C-3 zoning represents a continuation of the commercial zoning pattern along this side of University Avenue/I-30 frontage road. Staff believes the proposed C-3 zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.