

Name: Land Use Plan Amendment - Ellis Mountain Planning District

Location: Southwest corner of Chenal Parkway and Kanis Road

Request: Mixed Office Commercial to Community Shopping

Source: Robert M. Brown, Development Consultants, Inc.

PROPOSAL / REQUEST:

A Land Use Plan amendment in the Ellis Mountain Planning District from Mixed Office Commercial to Community Shopping. Community Shopping provides for shopping center development with one or more general merchandise stores. The applicant is proposing to build a new Kroger store and redevelop the existing store into other commercial uses.

EXISTING LAND USE AND ZONING:

The property is the site of an existing Kroger store and an Arvest bank branch. The western portion of this site is vacant and undeveloped. It is currently zoned Planned Commercial Development and is 26 acres ± in size. To the southeast of the application area is a Planned Commercial Development for what used to be Chenal Gardens. The southeast corner of Chenal Parkway and Kanis Road is zoned C-3 for a One Banc branch and Planned Commercial Development for a National Home Center on Chenal Parkway. To the west of the amendment area is also zoned PCD, but it is still currently undeveloped. South of this site is zoned R-2 Single Family and is mostly still undeveloped along the north side of Pride Valley Road. Along the north side of this application is zoned C-3 for a Shell Station and PCD for Chenal Dentistry, Delta Trust, and two car dealerships. Northeast is zoned R-2 with a CUP for Highland Valley United Methodist Church.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

January 1, 2008, Ordinance 19986 amended the area along the Champagnolle Drive extension on the west of the future extension of Rahling Road from Multi Family to Neighborhood Commercial and Community Shopping for future development.

August 6, 2007, Ordinance 19798 amended the northwest corner of Chenal Parkway and Wellington Hills Drive from Mixed Office Commercial to Neighborhood Commercial for a Walgreens development.

March 20, 2007, Ordinance 19722 amended several different sites in this vicinity. This was a City initiated amendment initiated due to concerns about a recent Land Use Plan Amendment on Kanis near Chenal Parkway. The changes were along Kanis Road from

Multi Family to Single Family, Single Family to Neighborhood Commercial, Public Institutional to Suburban Office, and Multi Family to Commercial.

Ordinance 19577 on August 15, 2006 amended the area at the southeast corner of Chenal Parkway and Arkansas Systems Drive from Office to Mixed Office Commercial. This was to allow for the development of a bank and a three-story building with 31 percent commercial.

June 27, 2006 a change was made from Office, Neighborhood Commercial and Low Density Residential to Mixed Office Commercial approximately one mile to the northeast of this amendment located east of Kirk Road and north of Chenal Parkway. The changes resulted from a Planned Commercial Development reclassification to allow for future development.

The amendment area is currently shown on the Future Land Use Plan as Mixed Office Commercial (MOC). This MOC extends west to the 17200 block of Kanis Road. The southern boundary of this MOC is buffered by a Park/Open Space strip which follows the floodplain of Rock Creek. South of that is shown as Single Family. Along the north side of Chenal Parkway is Commercial from Technology Drive to just east of this amendment site. The southeast corner of Chenal Parkway and Kanis Road is also shown as Commercial. Northeast of this amendment is shown as Public Institutional and Neighborhood Commercial.

#### MASTER STREET PLAN:

Chenal Parkway is a Principal Arterial. The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal since it is a Principal Arterial. Kanis Road is shown as a Minor Arterial. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kanis since it is a Minor Arterial. Kirk Road is shown as a proposed Collector along the western property line of this development. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

#### BICYCLE PLAN:

A Class I route is shown along Chenal Parkway. A Class I bikeway is built separate from or alongside a road. Additional paving and right of way may be required.

#### PARKS:

According to the Master Parks Plan, this site is located within eight blocks of a park or open space. To the east of this property is the Rock Creek greenbelt.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

CITY RECOGNIZED NEIGHBORHOOD ACTION PLAN:

The property under review is not located in an area covered by a City of Little Rock recognized neighborhood action plan.

ANALYSIS:

This area of Little Rock has seen major growth in the last ten years. New subdivisions have been built to the northwest and northeast of this amendment site along with large-lot subdivisions to the southwest outside the city limits. The amendment area is located along Chenal Parkway at the intersection of Kanis Road. Chenal Parkway is a Principal Arterial on the Master Street Plan and Kanis Road is a Minor Arterial. The northwest corner of this amendment area is at the intersection of Kirk Road and Chenal Parkway. This intersection is still being developed but it does already have a traffic signal.

This location has been shown as Mixed Office Commercial on the plan for more than ten years, but the only developments that have occurred are the Arvest branch bank in an out parcel and the Kroger store. The applicant has also filed a revision to a previously approved Planned Commercial Development (PCD) for this site. The revision would allow a new Kroger supermarket to be located adjacent to the existing store on the undeveloped portion of the PCD. This revision to the PCD does not include any office uses for the future development. This area will have a large parking lot with two large buildings, a fuel center, the existing Arvest bank and several smaller outparcels available for commercial uses. This large commercial development would not have been possible without a land use plan amendment. The existing areas shown as Commercial along Chenal Parkway are either too small for this type of development or have already been developed.

There are still almost 200 acres of land shown as Office in this area and quite a bit of it is still undeveloped. This area has changed drastically over the past ten to twenty years. There have been over 1500 single family building permits issued in this area since January 2003. This influx of new residents has created a demand for more commercial services for the area residents. Community Shopping is a land use category which provides for a shopping center development with one or more large, general merchandise stores. The majority of the commercial development in this area has been and is proposed to be regional in nature. The availability of local commercial to serve the immediate neighborhoods is lacking. Small scale shops and services which meet these needs could help reduce travel demands on the street network in the western sections of Little Rock, thereby reducing trips. Because it includes a bank, a grocery store and a fuel center, this type of development would serve the immediate

residents of the area, while some of the other commercial in this area is geared more towards regional shoppers. There is currently only one fuel station in this immediate area, so the addition of a fuel center at Kroger would provide area residents with an option when purchasing gas.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: St. Charles, Villages of Wellington and Parkway Place. Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

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PLANNING COMMISSION ACTION:

(AUGUST 7, 2008)

The item was placed on consent for approval. By a vote of 9 for, 0 against the consent agenda was approved.