

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2023 AGENDA**

| Subject: | Action Required: | Approved By: |
|--|--|--|
| <p>An ordinance approving a Planned Zoning Development titled Chicot Tire Shop PD-C located at 7101 Baseline Road (Z-9818).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |

SYNOPSIS

The applicant is requesting that the 3.067-acre property (except the south 111 feet thereof), located at 7101 Baseline Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of an Auto Tire Shop.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 2 nays, 0 absent and 2 open positions.

BACKGROUND

The applicant proposes to rezone the 3.067-acre property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of an Auto Tire Shop. The property is located on the south side of Baseline Road, east of Dailey Drive, and contains a one (1)-story single-family residence located within the north quarter of the parcel. The residence will be removed with the proposed development. Existing driveways from Baseline Road serve as access to the property. The remainder of the site is undeveloped and mostly wooded.

**BACKGROUND
CONTINUED**

The applicant proposes to construct a 3,900 square-foot commercial building within the north half of the property. The building's height will not exceed thirty-five (35) feet. The proposed building will be located over ninety (90) feet back from the north (front) property line and twenty-five (25) feet back from the west side property line. The building will be located over ninety (90) feet from the east side property line and several hundred feet from the south (rear) property line.

Paved parking will be located on the north and east sides of the building, and a single thirty (30)-foot wide access drive from Baseline Road will be located at the northeast corner of the site. There will be a total of twenty-eight (28) parking spaces. Staff believes the proposed parking will be sufficient to serve the tire shop use.

The proposed hours of operation will be from 7:00 AM to 7:00 PM, Monday through Saturday. The applicant notes that there will be no outside storage of tires, parts, etc., and that all work will take place inside the building.

A dumpster area will be located at the southeast corner of the building. The dumpster must be screened as per Section 36-523 of the Code.

All site lighting will be low-level and directed away from adjacent properties.

All site signage must comply with Section 36-555 of the Code (signs allowed in commercial zones).

The applicant proposes to leave the south 111 feet of the property zoned R-2 to serve as a buffer area. This represents approximately 0.96 acres of the overall 3.067-acre property.

To staff's knowledge, there are no outstanding issues associated with the proposed PD-C rezoning application. The applicant is requesting no variances.

The Planning Commission reviewed this request at their September 14, 2023, meeting and there were three (3) objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.