

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 2, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Butler Minor Auto Repair PCD, located at 12601 Alexander Road (Z-8089-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the property at 12601 Alexander Road be rezoned from PD-I Planned District – Industrial, and R-2, Single-Family District, to PCD, Planned Commercial District, to allow for a minor auto repair business.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PCD zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p>
BACKGROUND	<p>The property is comprised of 5.06 acres. Slightly over one (1)-acre of the property, at the southwest corner of the overall site, was previously zoned PD-I for a contractor maintenance yard type use (Accurate Boring Company). The light industrial use operated from an existing 4,000 square-foot commercial building.</p> <p>There is also a smaller commercial building (approximately 400 square-feet) on the south side of the larger building. A small single-family residence is located within the north portion of the overall site. This structure will be removed from the property.</p>

**BACKGROUND
CONTINUED**

The applicant proposes to operate a minor auto repair business within the larger commercial building. A thirty (30)-foot wide awning addition is proposed to the front (east side) of the existing building. The minor auto repair will consist of tires, brakes, oil changes, alternator/water pump replacement, etc. The applicant also proposes to place four (4), eight (8)-foot X twenty (20)-foot storage containers south of the existing commercial building. The storage containers will be located twenty-five (25) feet back from the rear (south) property line. There will be an awning between the containers. The containers will be used for storage for the business to include property maintenance equipment. The proposed auto repair business will have hours of operation of 8:00 AM – 5:00 PM, Monday through Friday. The rear half of the property will be enclosed with existing and proposed fencing.

There is an existing gravel driveway from Alexander Road which serves as access to the site. The gravel drive extends to the commercial building near the southwest corner of the site. There is existing gravel parking on the east side of the building. The applicant proposes to use and maintain the existing gravel areas.

The applicant notes that there will be a four (4)-yard dumpster on the site. The dumpster will be screened as per ordinance requirements.

The applicant is also proposing a ground sign on the property along the Alexander Road frontage. The sign will be twenty-four (24) square-feet in area and eight (8) feet tall.

The applicant does have a consent Towing Permit as part of the auto repair business. Towing will be only for vehicles being serviced and repaired. There will be no vehicle storage/impound lot on the property.

To staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the requested PCD zoning to allow use of the existing commercial building for a minor auto repair business. Staff views the request as reasonable.

The existing commercial building was previously used for a more intense light industrial type use. The property is located in an area containing a mixture of industrial, light industrial, commercial and residential uses and zoning.

**BACKGROUND
CONTINUED**

The Wilbert Concrete Vault Company is located on the five (5)-acre, PID zoned property immediately west of the subject property. There is other industrial, light industrial and commercial zoning and uses to the north and northeast, along Vimy Ridge Road and Alexander Road. There are single-family residences on larger lots to the east and on the north side of Alexander Road. There is a smaller lot residential development to the south. The City's Future Land Use Plan designates this property as MOC, Mixed Office Commercial. The proposed minor auto repair use should prove to be a less intense use of the site as the previous contractor maintenance yard use. Staff believes the proposed PCD zoning and use of the property will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Alexander Road Neighborhood Association and Southwest LR United for Progress, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.