

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 16, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Car Wash USA Express and Jiffy Lube PCD, located at 19410/19420 Cantrell Road (Z-7549-A).</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 property located at 19410/19420 Cantrell Road be rezoned from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a drive-thru carwash and oil change/auto repair development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 2 nays and 0 absent.
BACKGROUND	The applicant proposes to rezone the 2.16-acre property located at 19410/19420 Cantrell Road from C-3, General Commercial District, to PCD, Planned Commercial District. The rezoning is proposed to allow a two (2) lot commercial development consisting of a carwash facility and an oil change/auto repair facility. The property is located on the north side of Cantrell Road, approximately 600 feet east of Chenal Parkway. The property is located within the Highway 10 Design Overlay District (DOD).

**BACKGROUND
CONTINUED**

The property is currently comprised of two (2) lots; the western lot is 0.564 acres in size, and the eastern lot is 1.592 acres. Both lots are currently zoned C-3 and contain single-family residential structures.

The applicant proposes to replat the overall property into two (2) lots, with each lot being 1.08 acres in area. The applicant proposes to construct a 4,164 square-foot express carwash facility on the western lot and a 4,042 square-foot oil change/auto repair facility on the eastern lot. Cross-access will exist between the two (2) lots, within the south half of the overall property. Parking and stacking spaces will be provided on each individual lot. The buildings will be located 100 feet back from the front (south) property line, with a forty (40) foot landscape buffer within the front-yard area, both in compliance with the Highway 10 DOD standards.

The proposed carwash building on the western lot will be located approximately eighteen (18) feet back from the east side property line. Section 36-346 (d) of the City's Zoning Ordinance requires minimum side setbacks of thirty (30) feet for new buildings within the Highway 10 DOD; therefore, the applicant is requesting a variance from this requirement. Staff supports the proposed setback variance. All other proposed building setbacks conform with the Highway 10 DOD.

Section 36-346 (a) requires a minimum lot size of two (2) acres for property within the Highway 10 DOD. The replat as proposed creates two (2) lots of 1.08 acres each, and the applicant is requesting a variance for reduced lot size. Staff reports the requested lot size variance.

Section 36-346 (e) (5) requires a minimum landscape buffer width averaging at least twenty-five (25) feet along the west perimeter of the western lot, as the property abuts R-2 zoned property. The proposed landscape buffer is twelve (12) feet in width. The applicant is requesting a variance to allow reduced buffer width along the west property line. Staff supports the requested variance, as the property immediately to the west contains an Entergy sub-station.

The applicant is proposing one (1) shared driveway from Cantrell Road to serve the two (2) lot development. The driveway will be located within a thirty-six (36)-foot wide cross access easement. The driveway will align with the existing Wal-mart driveway located on the south side of Cantrell Road. Staff supports the proposed driveway location.

**BACKGROUND
CONTINUED**

The applicant is proposing twenty-one (21) parking spaces, at the vacuum locations, for the western lot and fourteen (14) parking spaces for the eastern lot. Ample stacking spaces are provided on each lot. The west lot will contain two (2) drive lanes leading to the carwash facility and the east lot will contain four (4) bays for oil change and auto service. Staff believes parking will be sufficient to serve the proposed development.

The proposed plan shows two (2), six (6)-foot high monument signs, one (1) for each lot, along the front property line. The west sign is proposed to have an area of 30.56 square-feet, with the east sign being sixty (60) square-feet. These signs conform with the Highway 10 DOD standards. Wall signage is proposed on the south and west sides of the carwash facility, and the south, west and north sides of the oil change/auto service facility.

There will be a dumpster located on each lot. The applicant notes that the dumpsters will be screened as per ordinance requirements.

The applicant also notes that the site lighting will conform with the Highway 10 DOD standards.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

Staff is supportive of the proposed use of the property as a carwash facility and oil change/auto service facility. Staff believes the proposed uses are reasonable, as the property is currently zoned C-3. The proposed PCD zoning will represent a continuation in the zoning pattern along this section of Cantrell Road. Staff believes the proposed development will have no adverse impact on the surrounding properties.

The Planning Commission reviewed this request at their January 14, 2021, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as the Aberdeen Court Neighborhood Association and the DuQuesne Place Neighborhood Association, were notified of the public hearing. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.