

FILE NO.: Z-9508-A

NAME: Posh Automotive - PCD

LOCATION: 8900/8916 Colonel Glenn Road

DEVELOPER:

Jeremiah Rogue, AIA
Rogue Architecture, PLLC
300 S. Spring Street, Suite 720
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Roth Investments, LLC
509 West 2nd Street
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Trotter Surveying
10 Cambay Court
Little Rock, AR 72211

AREA: 1.34 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 24.05

CURRENT ZONING:

C-3 (General Commercial District), R-4 (Two-Family District)

Variance/Waivers:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from C-3 (General Commercial District) and R-4 (Two-Family District) to PCD (Planned Commercial District) for pre-owned automotive sales business with a sales office and a small shop building for repairs and car cleaning for the dealership vehicles.

B. EXISTING CONDITIONS:

There are two (2) unoccupied structures on the northwest corner of Ludwig Street and Colonel Glenn Road. The western and northern portions of the property are vacant with some tree coverage. To the immediate north and west of the property is residential zoning. To the east and south of the site lies a mixture of residential and commercial zoning.

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. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial with a special design standard. Dedication of right-of-way to 45 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Ludwig Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Ludwig Street.
4. Due to the proposed use of the property, the Master Street Plan specifies that Malloy Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
5. A 20 feet radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Malloy Street.
6. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
7. Repair or replace any curb, gutter, sidewalk, and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. Existing curb cuts on Malloy Street and Ludwig Street not proposed to be used must be removed and curb.
8. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
9. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Ludwig Street in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.

10. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or landowner.
11. If disturbed area is one (1) or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
12. The proposed Colonel Glenn Road driveway should align with Westwood Avenue located on the southside of Colonel Glenn Road.
13. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
14. All driveways shall be concrete aprons per City Ordinance.
15. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50 feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Colonel Glenn Rd with Ludwig Street and Malloy Street. Obstructions should be no higher than 30 inches measured from the travel lanes of Ludwig Street and Malloy Street.
16. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments.

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.

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to the north is zoned R-4 and the property to the west is zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Boyle Park Planning District. The Land Use Plan shows Commercial (C) for the land along Colonel Glenn Road and Residential Low Density (RL) for the northern portion along Ludwig. Commercial 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 Residential Low Density 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. The application is a change the property from C-3 (General Commercial District) and R-4 (Two-Family District) to PCD (Planned Commercial Development) District to allow the site to be used for a used car lot with addition of a new leasing office building, service building, and related parking areas.

Master Street Plan: To the south is Colonel Glenn Road and it is a Principle Arterial on the Master Street Plan. To the east is Ludwig Street and to the west is Malloy Street; both are a Local Street on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Colonel Glenn Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 1.34 acre property located at 8900/8916 Colonel Glenn Road from C-3 (General Commercial District) and R-4 (Two-Family District) to PCD (Planned Commercial District). The rezoning is proposed to allow a pre-owned automotive sales development. The property is located on the north side of Colonel

Glenn Road, between Malloy and Ludwig Streets. The two (2) existing buildings located in the southeast portion of the site will be demolished to construct two (2) new buildings.

The applicant proposes to develop the property as a pre-owned automotive saleslot with a sales office with a small shop building for repairs and car cleaning for the dealership vehicles. The proposed plan entails constructing a 3,375 square foot sales building and an 816 square foot shop building. As provided by the applicant, "the small shop building will be used for car wash and detailing only."

The applicant is proposing 65 parking spaces throughout the property. There are eleven (11) parking spaces designated for guest parking and seven (7) parking spaces designated for employee parking. The remaining forty-seven (47) parking spaces will be used for the display of the pre-owned automotive inventory. Staff believes parking will be sufficient to serve the proposed development.

There are two (2) proposed gated access drives to the site; one (1) on east side of the property along Ludwig Street and one (1) on the south side of the property along Colonel Glenn Road. The entire property will be surrounded with a chain link fence. The applicant proposes to build a sidewalk on the entire eastern side of the property along Ludwig Street.

At the north end of the property (Lot 4), the applicant proposes to allow the entire tree covered lot to serve as an undisturbed buffer for the abutting residential neighborhoods located immediately to the north and northwest of the site.

The proposed plan shows one (1) ground-mounted sign at the southeast corner of the property. The sign is proposed to be a 168" x 36" digital sign which will conform to the commercial signage standards. All signage on the property must comply with Section 36-555 (signs allowed in commercial zones) of the code.

There will be one (1) dumpster located on the property. The applicant notes that the dumpster will be screened as per ordinance requirements.

The applicant notes that the site lighting will conform with the commercial zoning 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. The applicant is requesting no variances with the proposed PCD.

Staff is supportive of the proposed use of the property as pre-owned automotive sales lot with a sales office and a small shop building for repairs and car cleaning for the dealership vehicles. Staff believes the proposed uses are reasonable. The proposed PCD zoning will represent a continuation of the commercial zoning pattern along this

section of Colonel Glenn Road. There is a scattering of C-4 zoning and C-4 type uses along Colonel Glenn Road, from University Avenue to Stagecoach Road. Staff believes the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request PCD zoning, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, in the agenda staff report.
2. All vehicles on the site must be parked in designated parking spaces. No vehicles are to be parked in the drives, along the street, or any other non- designated parking area.

PLANNING COMMISSION ACTION:

(APRIL 8, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel), and 1 open position.