

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Alisha 126 Investments ATV Sales and Repair/Wheel and Tire Shop Revised PCD, located at 3618 Baseline Road (Z-8531-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicant is requesting that the property located at 3618 Baseline Road be rezoned from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District, to allow an ATV sales and repair business and a wheel and tire shop.</p> <p>None.</p> <p>Staff recommends approval of the Revised PCD rezoning. The Planning Commission voted to recommend approval by 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel) and 1 open position.</p> <p>The applicant proposes to revise the existing PCD, Planned Commercial Development, zoning for the property located at 3618 Baseline Road. The property is located on the north side of Baseline Road and just west of Scott Hamilton Drive. The existing building was previously approved for use as a radiator shop with retailsales and warehousing uses. Prior to that, the building was used as an auto repairgarage and an auto body shop.</p>	

**BACKGROUND
CONTINUED**

The applicant proposes to reuse the existing building as an ATV Sales and Repair/Wheel & Tire Shop. The existing building will be utilized for the sales and service of all-terrain vehicles, and the sale and installation of wheels and rims. The western portion of the building will be used for ATV sales and repair. The eastern portion with the three (3)-bay garage will be used for wheel and rim installation.

The applicant notes that up to two (2) ATVs and a sample of the available rims will be on open display only during the business hours. The display items will be taken in each day at the close of business. The applicant proposes the hour of operations as seven (7) days a week from 10:00 AM – 7:00 PM. The applicant notes that test rides/drives of ATVs will not be allowed.

Access to the property will be via an existing driveway from Baseline Road. The applicant proposes to use the existing seven (7) parking spaces accessed from Baseline Road for customers. Employee parking will be located within the northern half of the property. The applicant notes additional parking will be added if required by the City's Zoning Ordinance. Staff believes that the existing parking which has served this site for a number of years will continue to be sufficient for the proposed new use.

The access from Christen Drive, immediately north of the property, will be only used for deliveries, dumpster pick-up, and employee parking. There will be one (1) dumpster located on the northern side of the lot near Christen Drive. Section 36-523(d) of the City's Zoning Ordinance requires that the dumpster area be screened by an opaque fence or wall which exceeds the height of the dumpster by at least two (2) feet, not to exceed eight (8) feet in total height.

The applicant intends to use the same signage style and size as the previous owner. This signage includes building signage on Baseline Road and a ground sign within the landscape area along Baseline Road. The signage style and size are consistent with the signage allowed in commercial zones. The ground sign is proposed with a maximum height of thirty-six (36) feet and a maximum sign area of 160 square-feet.

The applicant proposes to use the site lighting which currently exists on the site.

**BACKGROUND
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The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.