

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Caliber Collision Auto Body Shop PD-C located at 10302 Colonel Glenn Road (Z-9778).</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 4.95acre property, located at 10302 Colonel Glenn Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for auto body shop facility.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the 4.95-acre property located at 10302 Colonel Glenn Road from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of an auto body shop facility. The applicant proposes to split the property into two (2) lots, with the west 2.26 acres remaining undeveloped at this time; the east 2.69 acres will contain the auto body shop facility.</p> <p>The property is currently occupied by an older single-family residence which is located within the south ¼-quarter of the property. The north ¾ quarters of the property is currently undeveloped.</p>

**BACKGROUND
CONTINUED**

The property is located in an area of mixed commercial, light industrial and residential uses and zoning along Colonel Glenn Road, near the intersection of Colonel Glenn Road and Shackleford Road.

The applicant's description of the proposed auto body shop use is as follows:

“Caliber Collision is an auto body repair shop driven by insurance providers. These stores take cars recommended by 3rd parties and repair them as need in a quick and timely manner. The average turnaround time between intake and repair to leave with owner is five (5) days. Cars that are brought to the shop are drivable as to not add extra traffic from tow trucks, etc. The entirety of Caliber Collision's auto body repairs happen in the interior of the building. No work is performed outdoors except auto wash and wax within fenced storage yard. All stores are equipped with garage/bay doors that are closed during business hours except for the transporting of cars returning to storage yard. The storage area will be gated to hide the cars being stored for repair; no cars will be parked out front overnight. Our centers contain paint booths for car exterior painting that are located internally in the shop and have proper discharge protocols as to not contribute any odors, chemicals or waste to the surrounding outdoor or indoor areas. Caliber Collision as a company takes pride in maintaining a cleanly and well-organized store resulting in end of day clean-up and close-up.”

The applicant proposes to construct a one (1)-story 16,109 square-foot building within the south half of the property, as noted on the attached site plan. The building will be approximately 26'10" in height. The building will be located over 100-foot back from the front (south) property line, over 200 feet back from the rear (north) property line, twenty (20) feet from the east side property line and over sixty (60) feet from the west side property line.

The applicant is proposing twenty-one (21) paved parking spaces on the south side of the building to be utilized as customer spaces. An additional eighty-four (84) parking spaces will be located along the north and west sides of the building behind a gated driveway. Staff believes the parking will be sufficient to serve the proposed use.

According to the Engineering comments in Paragraph D,

“Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be 300 feet.

**BACKGROUND
CONTINUED**

Driveway spacing shall be centerline to centerline or centerline to right-of-way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be 150 feet. Maximum driveway width is thirty-six (36) feet.”

The applicant has requested a variance for the 300-foot spacing requirement due to site constraints. The application has been updated to include a request for a variance on the 150 feet spacing from property line based on the dimensions of the proposed subdivided lot. Staff is supportive of the driveway spacing variance, as the proposed development only has approximately 185 linear-feet of street frontage. The property driveway is located approximately fifty (50) feet from the proposed west side property line.

A dumpster area is located near the northeast corner of the proposed building. The applicant has noted that the dumpster will be screened as per ordinance requirements.

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

All signage will comply with Section 36-555 of the City’s Zoning Ordinance (signs allowed in commercial zoning).

The applicant has noted that the site will comply with all City of Little Rock landscape requirements.

The Planning Commission reviewed this request at their May 11, 2023, meeting and there were no 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.