

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 15, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Rock City Wraps PD-C, located at 11415 West Markham Street (Z-9680-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 0.34-acre property, located at 11415 West Markham Street, be rezoned from C-3, General Commercial Development, to PD-C, Planned Development–Commercial, to allow for the development of a vehicle service business with outdoor display.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 2 nays, 0 absent and 1 open position.</p>	
BACGROUND	<p>The applicant is proposing to rezone the 0.34-acre property located at 11415 West Markham Street from C-3, Commercial, to PD-C, Planned Development – Commercial, to allow for development of a vehicle service business (Rock City Wraps) with outdoor display. According to the applicant, the business focuses primarily on the “restyling of automobiles”, and services are performed inside a climate-controlled facility. The proposed retail hours of operation will be from Monday - Saturday, 8:00 AM - 5:00 PM, and work on vehicles is performed twenty-four (24) hours per day.</p>	

**BACKGROUND
CONTINUED**

The property currently contains a former bank building with drive-thru and paved parking areas. The bank teller area has been converted into an office area and the former drive-thru canopy areas have been enclosed for vehicle workshop areas. The existing building has been overlaid (wrapped) by metal framing and a plywood enclosure which surrounds the entire structure. The modifications (renovations) have been performed by the applicant without seeking or retaining a building permit from the city prior to beginning of work.

The site is located within a fully developed area of West Markham Street and is primarily surrounded by C-3 zoned properties on all sides with Rock Creek on the south perimeter. The creek abuts an R-2, Single-Family District, zoned residential area to the south.

The applicant proposes to demolish the existing structure and construct a new building. The site plan shows the new 5,525 square-foot (sixty-five (65) feet by eighty-five (85) feet) structure centered on the site. The applicant notes that the new structure will be approximately twenty-four (24) feet in height and have corrugated or decorative metal exterior finish materials. The site plan shows the new structure setback from the property lines a minimum of twenty-five (25) feet on the south, forty-five (45) feet on the north, seven (7) feet on the east and seventeen (17) feet on the west.

The applicant proposes a rotating vehicle display trailer (for completed vehicles) along the northwest side of the parking lot bordering West Markham Street. According to the applicant, the auto turntable is used to showcase completed vehicles and create marketing videos with the vehicle rotating. The display trailer and has been placed (parked) on the site without seeking permit or Variance Request from the City prior to placement.

The site currently has (14) parking spaces along the north and west sides of the property. The proposed site plan shows removal of all parking spaces along the west side of the site and reconfiguring of the existing spaces along the north perimeter of the property. The reconfigured spaces include eight (8) parking spaces total, including one (1) handicap space, and one (1) space containing a rotating vehicle display trailer at the north corner adjacent to the main access drive to Markham Street.

**BACKGROUND
CONTINUED**

The proposed parking reconfiguration includes eight (8) spaces which is less than the typical required minimum of 27 spaces per Section 36-502 (3) (g) of the City's Zoning Ordinance. Staff believes the proposed number of parking spaces for the site is not sufficient for the proposed use.

A two (2)-lane access drive exists at the northwest corner of the site from West Markham Street and circles the building. The drive connects to the existing drive through canopy lanes on the east and west sides of the structure. The access drive continues along the south boundary of the property connecting with the adjacent commercial properties to the east and west sides. The drive acts as cross access between this property and the properties to the east and west, allowing access to the traffic light located on Markham Street to the east. Cross access easements are platted along the east and west property lines. The proposed site plan shows use of the existing paved drives and parking along West Markham Street.

The site plan shows an existing dumpster enclosure at the southwest corner of the property. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

No new site lighting is proposed. Any new site lighting will be low level and directed away from adjacent properties.

No signage is proposed for the site. Any new signage must comply with Section 36-555 of the City's zoning ordinance. (Signs allowed in commercial zones).

The Planning Commission reviewed this request at their October 13, 2022, 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.