

FILE NO.: Z-4946-A

NAME: Showroom Ready Short-form PID

LOCATION: Located at 10118 Colonel Glenn Road

DEVELOPER:

Damor Holdings, LLC
13580 Rivercrest Drive
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Damor Holdings, LLC – David Morris, Owner

SURVEYOR/ENGINEER:

Cornerstone Land Surveying
501 East B Street
Russellville, AR 72801

AREA: 1.87-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 11 – I-430

CENSUS TRACT: 24.05

CURRENT ZONING: I-1, Industrial Park District

ALLOWED USES: Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add auto paint and body rebuilding as an allowable use.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the site from I-1, Industrial Park District to PID, Planned Industrial Development District, to add auto paint and body rebuilding as an allowable use. The applicant's business, Showroom Ready, Inc. is primarily a detailing company that provides additional services of limited auto body painting and repair. The applicant indicates in his cover letter services include but are not

limited to: full automotive detailing, interior automotive repair, paintless dent removal, alloy wheel repair, scratch removal (wet sand and buff), paint touch-up, and cosmetic automotive repair.

The applicant also provides photographs of the exterior and interior of vehicles for upload to the internet for vehicle sales.

The hours of operation are Monday through Friday from 8:00 am to 6:00 pm and Saturday from 8:00 am to 12:00 noon.

B. EXISTING CONDITIONS:

This area of Colonel Glenn contains a mixture of uses including auto body repair, office-warehouse, single-family and a church. There is a landscape company located to the west of this site and a single-family home to the east. South of the property is Landers Auto Body Collision repair shop and southeast is an office warehouse building which includes a number of general and professional office users and office/showroom warehouse users. Colonel Glenn Road is a two-lane roadway with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The floodplain zone "A" label is not accurate. The zone is "AE".

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. EAD analysis required if discharge to sewer. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already provided to the existing building from the west side of the building via an overhead power line. A three phase overhead electrical power line runs along the north side of Colonel Glenn Road just to the south of this project. There are security lights on poles on the east side of the existing parking lot. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.
3. 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 the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro route.

Planning Division: This request is located in I430 Planning District. The Land Use Plan shows Service Trades District (STD) for this property. The Service Trades District category provides for a selection of office, warehousing and industrial park activities that primarily serve other office businesses or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for rezoning from I-1 (Industrial Park District) to PID (Planned Industrial Development) to allow auto repair and detailing use.

Master Street Plan: South of the property is Colonel Glenn Road and it is shown as Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an 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. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the request was to allow auto body repair but the use of the

property would primarily be cosmetic repair such as bumper replacement, mirror replacement, paint touch up. Staff stated there was not be no outdoor storage of vehicles or parts. Staff stated there was to be no repair of vehicles outside the building.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were no additional items raised at the June 6, 2018, Subdivision Committee meeting which required modifications to the site plan. The applicant is seeking a rezoning of this site from I-1, Industrial Park District to PID, Planned Industrial Development District, to add auto paint and body rebuilding as an allowable use.

Showroom Ready is primarily a detailing company that provides additional services of limited auto body painting and repair. The Company provides dent repair and hail damage repair. The Company also provides paintless dent repair. Showroom Ready specializes in bumper repair, body shop, alloy wheel repair, interior repair, auto detailing and also repainting chips and scratches. The applicant also provides photographs of the exterior and interior of vehicles for upload to the internet for vehicle sales.

The hours of operation are Monday through Friday from 8:00 am to 6:00 pm and Saturday from 8:00 am to 12:00 noon. Any dumpster placed on the site will be screened per typical ordinance requirements. The hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

The I-1, Industrial Park District zoning designation was established to provide well-designed industrial facilities. This designation is the City's most restrictive industrial zoning district and was designed to conform to high development standards. With the current zoning of I-1, Industrial Park District staff feels there should be no outside storage of parts, equipment or materials. In addition all work must take place within the enclosed building. No inoperable vehicles are to remain on the site for longer than seven (7) days.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to allow auto body paint and repair as an allowable use for the site. The applicant has indicated the auto paint and body repair portion of the business is primarily cosmetic repairs and the more intense vehicle auto body repair takes place at other locations. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the requesting rezoning as proposed is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.
2. There is to be no outside storage of parts, equipment or materials.
3. All work must take place within the enclose building.
4. No inoperable vehicles are to remain on the site for longer than seven (7) days.
5. The use is limited to this business and the use as described in the applicant's proposal in Paragraph A and the analysis in Paragraph I.

PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the following conditions:

1. Compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.
2. There is to be no outside storage of parts, equipment or materials.
3. All work must take place within the enclose building.
4. No inoperable vehicles are to remain on the site for longer than seven (7) days.
5. The use is limited to this business and the use as described in the applicant's proposal in Paragraph A and the analysis in Paragraph I.

There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).