

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Ahern Rentals Revised PCD, located at 9110 Interstate 30 (Z-6274-D).</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 property located at 9110 Interstate 30 be rezoned from PCD, Planned Commercial District, to Revised PCD to allow for an equipment rental, sales and repair business.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>
BACKGROUND	<p>The applicant proposes to revise the existing PCD, Planned Commercial District, zoning to allow for an equipment rental, sales and repair business, Ahern Rentals. The applicant's specific request is as follows: <i>"Ahern Rentals intends to purchase the Rodney's Cycle House property located at 91101 Interstate 30 West, from Rodney Roberts and to continue to use the existing steel buildings as a show room, office and service space. The existing pole barn structures will be used to house equipment for staging and transport. They do not foresee significant challenges in their plan as they are using the existing footprint of the buildings with minimal cosmetic upgrades to brand the structures according the Ahern standard.</i></p>

**BACKGROUND
CONTINUED**

They will be installing new fuel and propane islands, as well as charging stations for the equipment service department."

The property contains an 18,000 square-foot building, which will be used for showroom and office space. A 9,375 square-foot building is located at the northwest corner of the property and will be used to service equipment. Two (2) existing pole barn-type structures, 3,692 and 4,628 square-feet in area, are located within the east half of the property and will be used for equipment staging and return areas. Equipment charging stations will be located on the east side of the office/showroom building. Fuel and propane islands will be located on the west side of the northernmost pole barn structure. Employee/customer parking and equipment display will be located within the south half of the property, between the buildings and the Interstate 30 service road.

The applicant notes that a dumpster area will be located on the north side of the service building, and be screened as required. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant provided the following information regarding site lighting: *"Existing lighting plan will be utilized. Street light style flood lights are mounted to utility poles at the southern end of the property pointing back at the property and at the south western corner of the show room illuminating the parking lot and entry to the property. Security style flood lights are placed approximately every sixty (60) feet on the southern side of existing structures and approximately every 100 feet on the interior sides of existing structures."*

All site lighting must be directed away from adjacent properties.

Existing wall and ground-mounted signage exists on the property. The applicant proposes to utilize the existing signage with updated wording/copy for the new business. Any proposed new signage must comply with Section 36-555 (signage allowed in commercial zones) of the Code.

The entire site is fenced with chain-link and wood fencing, and no new fencing is proposed.

**BACKGROUND
CONTINUED**

The majority of the property is paved, based on the initial use of the property as a lumberyard. There is sufficient space to provide the parking needed for the proposed business.

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 rezoning.

Staff is supportive of the requested Revised PCD zoning to allow use of the existing developed property as an equipment rental, sales and repair business. Staff views the request as reasonable. The property is located along a major interstate, with other similar uses in the general area. A large equipment sales and service business (Riggs/CAT) is located across Interstate 30 to the south. A truck rental business (U-Haul) is located to the west, on the west side North Chicot Road. There are other heavy commercial and light industrial uses and zoning in this general area. Given the fact that this property was zoned C-4, Open Display Commercial District, prior to being zoned PCD, staff will suggest C-4 permitted uses be approved as alternate uses for the Revised PCD zoning. This will allow some flexibility in the future use of the property, if the equipment rental, sales and service business vacates the property; otherwise, staff believes the proposed use of the property will have no adverse impact on the area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as SWLR United for Progress, the South Brookwood Neighborhood Association and the Town and Country, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.