

FILE NO.: Z-6274-D

NAME: Ahern Rentals – Revised PCD

LOCATION: 9110 Interstate 30

DEVELOPER:

DFA, LLC
8350 Eastgate Road
Henderson, NV 89015

OWNER/AUTHORIZED AGENT:

Drew Crawford, Authorized Agent

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting
15825 Childress Road
Bauxite, AR 72011

AREA: 3.44 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 CENSUS TRACT: 20.01

CURRENT ZONING: PCD, Planned Commercial Development

VARIANCE/WAIVERS: None Requested.

A. BACKGROUND:

On July 14, 2011, The Little Rock Planning Commission recommended approval of a Planned Commercial Development (PCD) proposal to allow Rodney's Cycle House, Inc. to utilize the site for motorcycle sales and service; trailer sales; restaurant with bar; motorcycle auctions; rental of motorcycle storage space; an apartment for security living space; barber shop; and special events (charity and

other) outside. The Little Rock Board of Directors adopted Ordinance No. 20,463 on September 6, 2011, to approve and establish the Planned Commercial District.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting the approval of a Revised PCD to allow for the use of this existing, developed site for heavy construction and high-reach equipment rental, sales and repair. According to the applicant, their plan includes "using the existing footprint of the buildings with minimal cosmetic upgrades to brand the structures according to the Ahern standard. They will be installing new fuel and propane islands as well as charging stations for the equipment service department."

C. EXISTING CONDITIONS:

The property fronts the I-30 Frontage Road and is located within an area of mixed uses and zoning. Located to the west are an undeveloped, wooded tract; a vacant commercial building; and an apartment development. Adjacent to the northwest is an apartment development. The GSA Community Center is adjacent to the east. Other uses in the area include a single-family subdivision further to the north and commercial businesses fronting University Avenue to the northeast.

D. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and South Brookwood, Town and Country, and Southwest Little Rock United for Progress Neighborhood Associations were notified of public hearing.

E. ENGINEERING COMMENTS:

1. For any improvements adjacent to interstate 30 access road, obtain permits for improvements within State Highway ROW from AHTD, District VI.
2. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).

F. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available at this site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments.

G. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

H. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for the requested area. Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to revise the existing PCD (Planned Commercial Development) District to allow the display and sales service of construction equipment on site. The Land Use Plan shows Commercial (C) to the west. Residential High Density (RH) is shown on the Plan to the north of the application area. East of the site is Public Institutional (PI) with Residential Low Density (RL) further east. South, across Interstate 30 is an area of Light Industrial (LI) use. Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. This area is vacant adjacent to the site with a commercial business further to the west. Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. There is an apartment complex on this site. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire

stations, churches, utility substations, and hospitals. A religious institution can be found on the land. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. An existing single-family subdivision is in this area with homes on the lots. The Light Industrial (LI) category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. Riggs Tract is on this site (sales and service of light machinery).

Master Street Plan: To the south is the interstate frontage road, the Master Street Plan shows a Freeway south of the project site. Freeways are intended to serve through long distance trips, they are always designed as full access control roads (no direct access).

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

I. ANALYSIS:

The applicant proposes to revise the existing PCD zoning to allow an equipment rental, sales and repair business, Ahern Rentals. The applicant's specific request is as follows:

"Ahern Rentals intends to purchase the Rodney's Cycle House property, 91101 I-30 W, from Rodney Roberts and continue to use the existing steel buildings as 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. 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 I-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 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. No new fencing is proposed.

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 I-30 to the south. A truck rental business (U-Haul) is located to the west, on the west side N. 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 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.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs E, F and G, and the Staff Analysis, in the agenda staff report.
2. C-4 permitted uses are approved as alternate uses for the property.

PLANNING COMMISSION ACTION:

(DECEMBER 3, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.