

FILE NO.: Z-8089-A

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NAME: Butler Minor Auto Repair- PCD

LOCATION: 12601 Alexander Road

DEVELOPER:

Jerry Butler  
5905 Pierce Manse Loop  
Benton, AR 72019

OWNER/AUTHORIZED AGENT:

Jerry Butler  
P.O. Box 753  
Mabelvale, AR 72103

SURVEYOR/ENGINEER:

Marion S. Foster  
Arkansas Surveying & Consulting  
1926 Salem Road  
Benton, AR 72019

AREA: 5.06

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: PD-I (Planned Development-Industrial) and R-2 (Single-family)

VARIANCE/WAIVERS:

None requested.

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BACKGROUND:

September 2006 Ordinance No. 19,615 was passed by the Board of Directors of the City of Little Rock approving planned zoning development and establishing a Planned Industrial District titled Accurate Boring Company Short-form PD-I. The proposal included

rezoning 1.010 acres of the site from R-2 (single-family) to PD-I (Planned Industrial District) to recognize an existing contractor's office and storage yard. The remainder of the property remained R-2 (Single-family). The site contains an existing single-family residence and two (2) commercial buildings located along the rear portion of the site with limited visibility from Alexander Road.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Applicant is proposing rezoning the entire 5.06 acre site from R-2 (Single-family)/PD-I (Planned Industrial District) to a PCD (Planned Commercial District) for use of the existing commercial building as an automotive repair work shop with the addition of one (1) bay door to the existing shop. A thirty-foot (30) awning will be installed on the repair shop covering a newly poured concrete slab. The applicant is also proposing to demolish the residential building and add four (4) twenty-foot by eight-foot metal storage containers with awnings in between to provide storage for the business located on the south portion of the property. New fencing will be installed around the perimeter of main workshop and storage area.

B. EXISTING CONDITIONS:

A gravel driveway provides access to the property from Alexander Road. The property is currently developed and contains one (1) residential building on north portion of the site. On the south portion of the site lies two (2) commercial buildings in combination with a gravel lot. The commercial buildings and gravel lot have an existing fence around their perimeter. The area surrounding the property consists of residential buildings to the north and east of the site. To the west of the site lies a Planned Industrial Development (Wilbert Concrete Vault Co.). To the south lies a Planned Residential District and additional R-2 (single-family) property. The overall area contains a mixture of single-family, commercial and light industrial uses and zoning.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200-feet of the site along with the Alexander Road Neighborhood Association and Southwest LR United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Alexander Road is classified on the Master Street Plan as a minor arterial. Dedication of right-of-way 45 feet from centerline will be required.
2. With future site development or expansion, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to these streets including 5-foot sidewalks with planned development.
3. Is the eastern paved driveway located within an access easement?

4. A concrete driveway apron should be constructed for at least 10 ft. in length on the west driveway from the edge of pavement of Alexander Road.

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 the south part of Lot 1 on this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: No comments received.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Mixed Office Commercial (MOC) for the requested area. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The application is to change an area from R-2 (Single Family District) and PDI (Planned Development Industrial) District to PCD (Planned Commercial Development) District to allow for expansion of the non-residential use on the site.

Surrounding the application area, the Land Use Plan shows Mixed Office Commercial (MOC) to the east and west of the application area. To the north, across Alexander Road is shown as Residential Low Density (RL) while to the

south Residential Medium Density (RM) is shown. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The Residential Low Density 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. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Master Street Plan:

To the north is Alexander Road and it is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Alexander Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan:

There is a Class II Bike Route shown on Alexander Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

ANALYSIS:

The applicant requests to rezone the property located at 12601 Alexander Road from "R-2" Single Family District and "PD-I" Planned Industrial District to "PCD" Planned Commercial District to allow an existing commercial building to be used as a minor auto repair business. The property is comprised of 5.06 acres. Slightly over one (1) acre of the property, at the southwest corner of the overall site, was previously zoned PD-I for a contractor maintenance yard type use (Accurate Boring Company). The light industrial use operated from an existing 4,000 square foot commercial building. There is also a smaller commercial building (approximately 400 square feet) on the south side of the larger building. A small single family residence is located within the north portion of the overall site. This structure will be removed from the property.

The applicant proposes to operate a minor auto repair business within the larger commercial building. A 30 foot wide awning addition is proposed to the front (east side) of the existing building. The minor auto repair will consist of tires, brakes, oil changes, alternator/water pump replacement, etc. The applicant also proposes to place four (4) eight (8) foot by 20 foot storage containers south of the existing

commercial building. The storage containers will be located 25 feet back from the rear (south) property line. There will be an awning between the containers. The containers will be used for storage for the business to include property maintenance equipment. The proposed auto repair business will have hours of operation of 8:00 a.m. to 5:00 p.m., Monday through Friday. The rear half of the property will be enclosed with existing and proposed fencing.

There is an existing gravel driveway from Alexander Road which serves as access to the site. The gravel drive extends to the commercial building near the southwest corner of the site. There is existing gravel parking on the east side of the building. The applicant proposes to use and maintain the existing gravel areas.

The applicant notes that there will be a four (4) yard dumpster on the site. The dumpster will be screened as per ordinance requirements.

The applicant is also proposing a ground sign on the property along the Alexander Road frontage. The sign will be 24 square feet in area and eight (8) feet tall.

The applicant does have a consent towing permit as part of the auto repair business. Towing will be only for vehicles being serviced and repaired. There will be no vehicle storage/ impound lot on the property.

To staff's knowledge, there are no outstanding issues associated with this application. Staff is supportive of the requested PCD zoning to allow use of the existing commercial building for a minor auto repair business. Staff views the request as reasonable. The existing commercial building was previously used for a more intense light industrial type use. The property is located in an area containing a mixture of industrial, light industrial, commercial and residential uses and zoning. The Wilbert Concrete Vault Company is located on the five (5) acre, PID zoned property immediately west of the subject property. There is other industrial, light industrial and commercial zoning and uses to the north and northeast, along Vimy Ridge Road and Alexander Road. There are single family residences on larger lots to the east and on the north side of Alexander Road. There is a smaller lot residential development to the south. The City's Future Land Use Plan designates this property as "MOC" Mixed Office Commercial. The proposed minor auto repair use should prove to be a less intense use of the site as the previous contractor maintenance yard use. Staff believes the proposed PCD zoning and use of the property will have no adverse impact on the adjacent properties or the general area.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, in the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 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, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 2 absent.