

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 21, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development – Commercial titled Vargas Body Shop - PD-C, located at 8415 Scott Hamilton Drive (Z-10024).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Susan Altrui Acting City Manager</p>

SYNOPSIS

The applicant is requesting that the 5.50-acre property, located at 8415 Scott Hamilton Drive, be rezoned from R-2, Single-Family Residential, to PD-C, Planned Development – Commercial, to recognize the current use of the property as an auto repair shop.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.

BACKGROUND

The applicant is requesting to rezone a 5.50 acre tract from R-2 to PD-C as required by code, to recognize the current and existing use of the of the property operating as an auto body repair shop and additional commercial uses that have been operating since 1965. The applicant is not requesting any changes to the property. All buildings, parking and driveways will remain the same.

The property is located on the east side of Scott Hamilton Drive and west of Jamison Road. The existing one-story, 8,610 square foot building is located in the western portion of the property approximately sixty (60) feet from the Scott Hamilton Road ROW. The site contains asphalt paving that wraps around most of the building. The remaining

**BACKGROUND
CONTINUED**

western portion of the property behind the building is undeveloped. Properties in the general area contain a mixture of zoning and uses.

Access is provided by a concrete driveway along Scott Hamilton Road near the southwest corner of the property.

The site contains asphalt paving that wraps around most of the building that may be utilized for employee and customer parking. There is an additional parking area located in the rear of the building. Staff feels the existing parking is sufficient to serve the current and existing uses.

The applicant is not proposing any new signage at this time. Any future signage must comply with Section 36-555 of the City's Zoning Ordinance (Signs allowed in commercial zones).

The applicant is not proposing additional lighting with this application. Any new site lighting must be low-level and directed away from adjacent properties.

The site plan does not show a dumpster on the property at this time. Any dumpster installed at the site must comply with Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their November 14, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.