

FILE NO.: Z-10024

NAME: Vargas Body Shop – PD-C

LOCATION: 8415 Scott Hamilton Drive

DEVELOPER:

W. H. Schmeckenbecher Trust (Owner)
8415 Scott Hamilton Drive
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

W. H. Schmeckenbecher Trust
8415 Scott Hamilton Drive
Little Rock, AR 72209

SURVEYOR/ENGINEER:

Harbor Environmental & Safety
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 5.50 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 14 CENSUS TRACT: 41.07

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 on the property since 1965. The applicant is not requesting any changes to the property. All buildings, parking and driveways will remain the same.

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

1. Full plan review.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

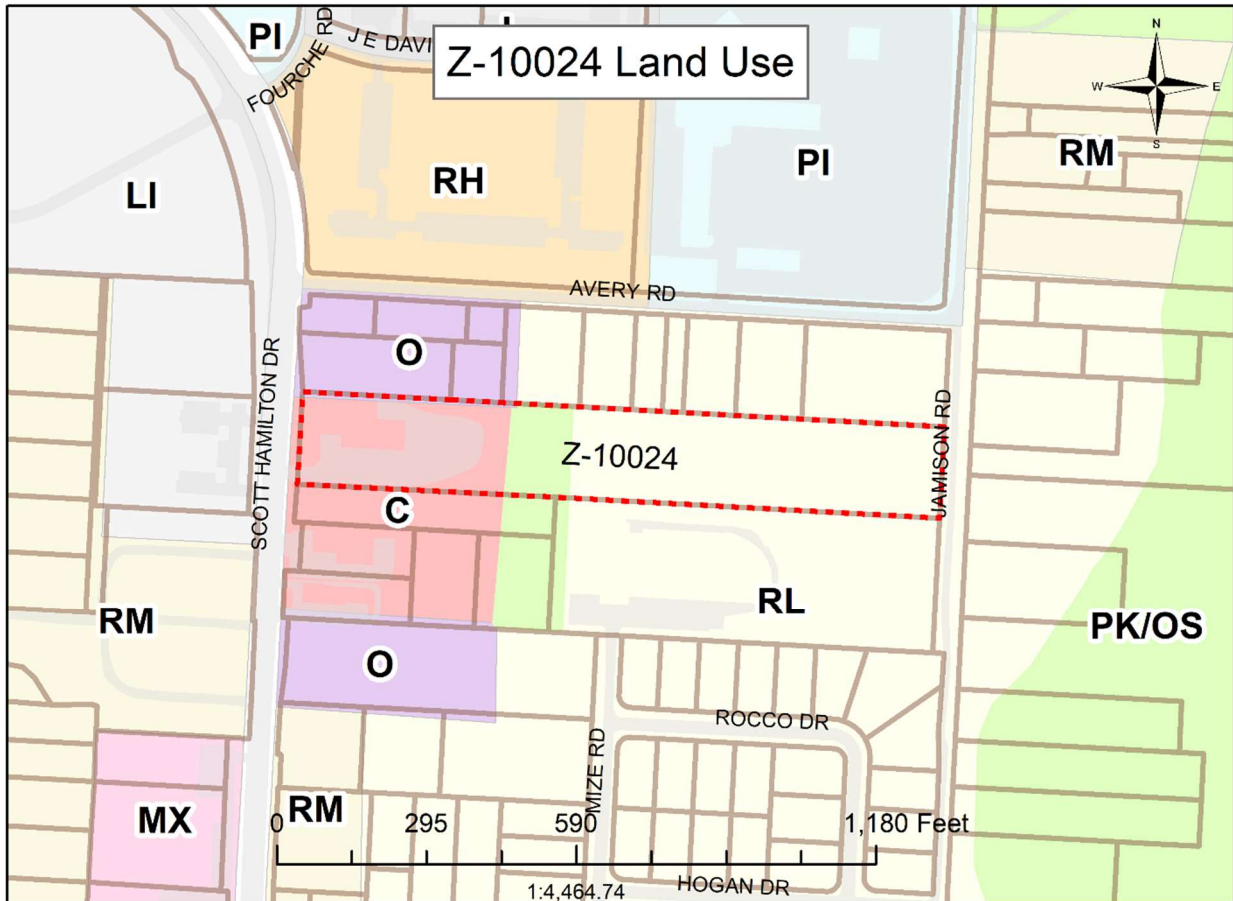
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs East Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) 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 rezone the property from R-2 to PD-C.



To the north of the subject site are several single family residences in Office and Residential Low Density areas, beyond which is an apartment complex in an area of High Density Residential use. East of the site is vacant and wooded residential use. To the south of the site is Commercial uses. West of Scott Hamilton Drive is a laundromat and mobile home park in a Light Industrial use area.

This site is not located in an Overlay District.

Master Street Plan:

Scott Hamilton Drive is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are

required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Scott Hamilton Drive is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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.

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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.

Staff supports the requested PD-C rezoning. Staff feels the request is reasonable. The property will be used and operated in the same manner as it has for several decades. Staff supports allowing C-4 permitted uses as alternate/future uses for this existing developed property.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(OCTOBER 10, 2024)

The item was deferred to the November 14, 2024 agenda as the applicant failed to complete notifications to surrounding property owners.

PLANNING COMMISSION ACTION:

(NOVEMBER 14, 2024)

The applicant was present. The application came off consent agenda. Opposition had left the meeting. There was some discussion, and a motion was made to approve the application. There was a second. The vote was 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.