

FILE NO.: Z-10072

NAME: Glover – PD-I

LOCATION: 3611 Mabelvale Pike

DEVELOPER:

Jamie McLarty (Agent)
3611 Mabelvale Pike
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Judy Glover (Owner)
202 Rosemary Way
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 12.17 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 9 CENSUS TRACT: 19

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from R-2 to PD-I to allow for the existing auto repair use, including I-2 permitted uses.

B. EXISTING CONDITIONS:

The property contains an existing 7,840 square foot, single story building that contains several bay doors and an office. Historically, the property was utilized as

Glen Daniels Transmission that also included additional auto repair services. Properties in the general area contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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:

1. Met with applicant representative and provided a summary of comments via email. See bullet points below:

- Get with Floodplain Admin
- Once Removal of current use, staff needs an environmental investigation
- Report good or bad will be sent to DEQ
- State might act or ask for compliance of cleanup and restoration
- Get with FEMA for a CLOMA or CLOMR
- Might need No Rise
- Get with the Army Corp of Engineers for any permits necessary such as 404
- Get Special Flood Hazard Permit from Public Works
- Provide Elevation Certificates

If plans to add anything or alter anything will require a grading and land alteration permit

2. Flood Plain Admin States:

The following are comments taken from the City code pertaining to the redevelopment of the subject property:

- The entire property lies within the FEMA floodplain of the City of Little Rock. The property lies within the regulated floodway and 500 year floodplain of Fourche Creek. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public;
- Per Sec. 36-341, No building or structure shall be allowed within the floodway. No future construction of any structures, improvements to the interior of the structures over 50% of the market value of the structure, parking areas, or placement of fill material are allowed within the floodway. Per Section 13-60(2) developments within the regulatory floodways are prohibited unless a No-Rise Certification, in the form of a Conditional Letter

of Map Revision application, signed and stamped by a professional engineer licensed in the State of Arkansas is approved by FEMA;

- Per Sec. 36-341, in order to build or operate any structure or use, it must be allowable use among those specified as allowable uses in the base or principal zoning classification; provided further no such use shall adversely affect the capacity of the channels or floodways of any designated creek, stream, tributary to the mainstream, drainage ditch, or other drainage facility or system; and provided still further, no such use or combination of uses shall raise the level of the one-hundred-year flood a distance of one (1) foot;
- Per Sec. 36-341, in the FP floodplain district, the storage or processing, aboveground, and the storage, belowground, of materials or fuel which is flammable or explosive or which could otherwise be injurious to human, animal or plant life in time of flood shall be unlawful;
- Per Sec. 36-341, floodways shall be kept free of structural involvement including fences, open storage of materials and equipment, vehicle parking and other impediments to the free flow of floodwater. Exceptions may be granted when existing topography is at or above the existing one-hundred-year flood level and when the velocity of flow is less than three (3) feet per second;
- A special flood hazard development permit will be required to be obtained from the City of Little Rock per Sec. 8-283 prior to construction.

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

Little Rock Water Reclamation Authority:

1. LRWRA has multiple large assets within the area of interest that are not shown on drawing. LRWRA will require a platted sewer easement prior to approval of any construction.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Show existing ROW if 8" DI main not inside of ROW, provide easement.

Fire Department:

1. Full plan review.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

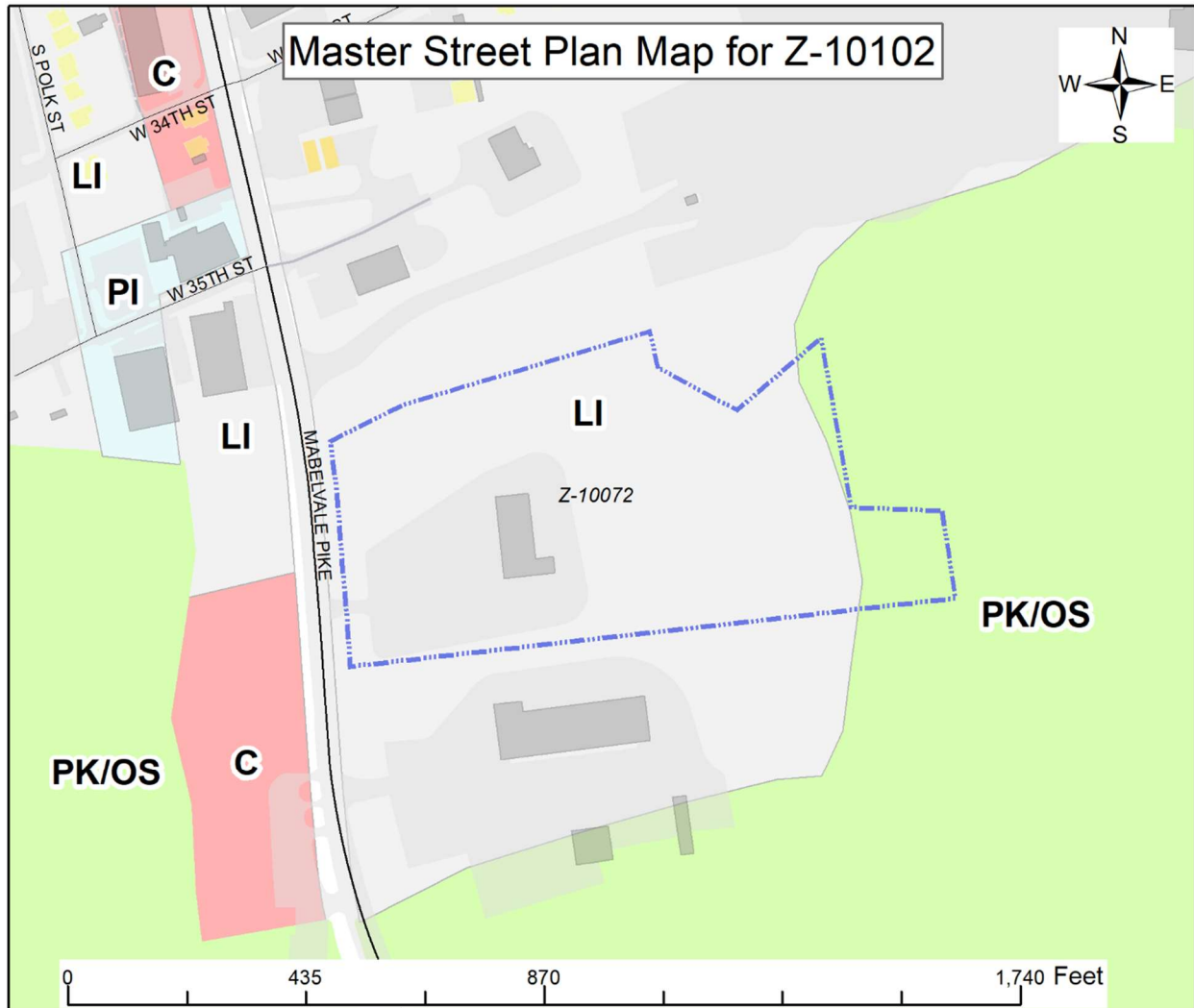
1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows LI for the requested area. 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. The application is for a PD-I for an existing business.



Surrounding the application area to the north and west along the Mabelvale Pike corridor are businesses in a light industrial use area.

To the south and east of the application area are businesses in light industrial and commercial use areas, then a large area of wooded park and open space use.

This site is not located in an Overlay District.

Master Street Plan:

Mabelvale Pike 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:

Mabelvale Pike is on the Master Bike Plan as an Existing Class 2 Bike Lane. Class 2 Bike Lanes provide 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 proposing to rezone the property from R-2 to PD-I to allow for the existing auto repair use, including I-2 permitted uses.

The property contains an existing 7,840 square foot, single story building that contains several bay doors and an office. Historically, the property was utilized as Glen Daniels Transmission that also included additional auto repair services. Properties in the general area contain a mixture of zoning and uses.

The property is accessed from a concrete driveway from Mabelvale Pike. The property is secured by a chain link fence and entry gate along Mabelvale Pike that opens up to an asphalt and gravel parking area.

The applicant is not proposing any signage at this time. Any new signs must comply with Section 36-554 (signs permitted in industrial zones).

The site plan does not show a dumpster. Any dumpster installed on the property must be screened and comply with Section 36-523 of the zoning ordinance.

The applicant is not proposing any new lighting at this time. Any future lighting must be low-level and directed away from adjacent properties.

Historically, the property was utilized for transmission service and repair (Glen Daniels Transmission) that also provided additional auto repair services.

Staff feels that the continued auto related uses of the property will have no adverse impact properties in the general area.

Staff is supportive of the requested rezoning and all I-2 permitted uses based on the following conditions:

1. Staff will support no outside use unless approved through FEMA, Corp of Engineers and the City's Engineering staff with approval of all necessary permits (reference staff comments in Paragraph "D" of the agenda staff report).
2. Staff will support I-2 permitted uses for this property with all uses taking place within the enclosed building, with the exception of customer and employee parking.
3. All ancillary auto related uses must take place within the enclosed building.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-I rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 14, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.