

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled CSA Logistics – Revised PD-C, located at 8801 Dreher Lane (Z-9904-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.24-acre property, located at 8801 Dreher Lane, be rezoned from R-2, Single-Family Residential District, to Revised PD-C, Planned District - Commercial, to incorporate the property into an existing auto repair business to the south.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Revised 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	<p>On March 5, 2024, the Little Rock Board of Directors approved Pickens Auto Repair Shop – PD-C (Ordinance No. 22,412), to be rezoned from R-2 to PD-C to allow for the continued operation of auto repair shop that historically operated on the property at 8805 Dreher Lane.</p> <p>The applicant is now proposing to rezone a 0.24 acre tract from R-2 to revised PD-C to incorporate the property into the existing auto repair shop (zoned PD-C) currently operating on the abutting property to the south. The expansion will provide additional acreage to the overall development, and be utilized to provide additional parking, customer drop off/pick-up and storage to service the existing auto repair shop. Auto salvage</p>

**BACKGROUND
CONTINUED**

use is not requested as part of this application and will not be permitted at any time on the property.

The property is located on the east side of Dreher Lane and north of Baseline Road. The site is currently undeveloped. Properties in the general area contain a mixture of zoning and uses.

The proposed parking area will take access from Dreher Lane through a 20x7 foot gate. Staff feels the acquisition of the additional property will increase the overall parking for the auto repair business and is sufficient to serve the use.

The parking area will contain a gravel surface. The applicant is not proposing any new construction or placing any buildings on the property at this time.

The applicant proposes to secure the proposed parking area by erecting a six (6) foot high fence along the north and west property lines that will tie onto the existing fence along the south and east property lines.

The Planning Commission reviewed this request at their September 12, 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.