

FILE NO.: Z-9904-A

NAME: CSA Logistics – Revised PD-C

LOCATION: 8801 Dreher Lane

DEVELOPER:

CSA Logistics, LLC (Owner)
402 Charbett Drive
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

CSA Logistics, LLC (Owner)
402 Charbett Drive
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.24 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: R-2

BACKGROUND:

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 an auto repair shop that historically operated on the property at 8805 Dreher Lane.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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

B. EXISTING CONDITIONS:

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.

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 Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

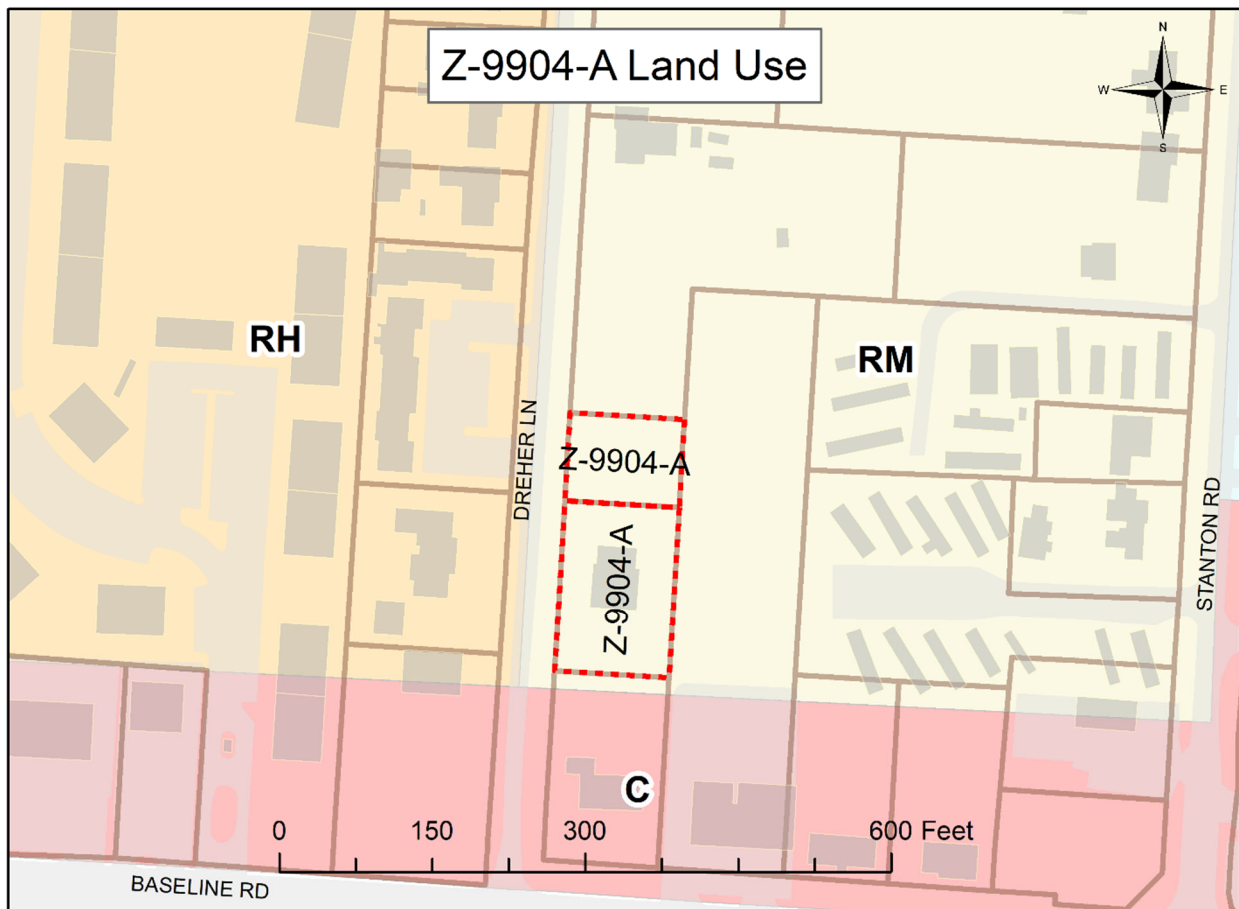
Landscape: No comments.

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 Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) 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. The application is for a Revised PD-C.



Surrounding the application area, west of Dreher Lane are apartments. To the east of the application area is wooded in a PCD, beyond which is a mobile home park. North of the application area is wooded residential with a single family residence and south is a day care facility and a hairdresser salon.

This site is not located in an Overlay District.

Master Street Plan:

Dreher Lane is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Dreher Lane is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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

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 new dumpster installed on the property must comply with Section 36-523 of the City's Zoning Ordinance.

Staff feels that the acquisition of the additional acreage to the north will benefit the area and the auto repair use by increasing parking for customer drop-off/pick-up and storage of vehicles post-service awaiting customer pick-up. Staff feels that the proposed use and the minor increase in traffic should have no adverse impact on surrounding properties. The property has a long history of being used as an auto repair business.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised 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:

(SEPTEMBER 12, 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.