

FILE NO.: Z-8531-B

NAME: Alisha 126 Investments ATV Sales and Repair/Wheel & Tire Shop – Revised PCD

LOCATION: 3618 Baseline Road

DEVELOPER:

Alisha 126 Investments, LLC
3618 Baseline Road
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

William J. Changose (Authorized Agent)
Natural State Law, PLLC
900 S. Shackleford Road Suite 705
Little Rock, AR 72211

SURVEYOR/ENGINEER:

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

AREA: 0.50 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING:

PCD (Planned Commercial District)

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

On January 2012, the Planning Commission voted 7 ayes, 0 noes, and 4 absent to recommend approval of the request to rezone the property from R-2 (Single-Family District) to PCD (Planned Commercial Development). On February 7, 2012, the Board of Directors adopted Ordinance No. 20,538 to approve the Planned Commercial Development as recommended by the Planning Commission.

The approval allowed for the use of the property as retail sales and warehousing for Southwest Radiator Shop, Inc. with garage space containing three (3) bays and associated lifts. The property was previously used as an auto repair garage and an auto body shop.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise the existing PCD (Planned Commercial Development) to redevelop the property for an All-Terrain Vehicle (ATV) retail sales and repair location and as a wheel and tire shop. According to the applicant, the building and lot will continue the historical use for automotive related uses without an increase in the size of the building or the lot, or the intensity of the use.

B. EXISTING CONDITIONS:

The property is located on the north side of Baseline Road and just west of Scott Hamilton Drive. The area is a mix of residential, office, and commercial uses. To the east of the property is a laundry facility and to the immediate west is a church. There are single-family homes located to the north and northwest of the site. An elementary school is located directly across Baseline Road.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of public hearing.

D. ENGINEERING COMMENTS:

1. Baseline Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Christen Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No Comments.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: 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 Spring East Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial 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 a revision of an existing PCD (Planned Commercial Development) District to allow more uses for the site.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the west and northeast. Public Institutional (PI) is shown to the south across Baseline Road from the site. To the northwest is land shown for Residential Low Density (RL). 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. Within the Commercial area are various commercial uses with a couple of vacant tracts. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This area is the location of the Baseline Elementary School, part of the Little Rock School District. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This area is an established subdivision of single-family homes.

Master Street Plan: To the south is Baseline Road and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Baseline Road since it is a Minor Arterial. This street may

require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Baseline Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to revise the existing PCD (Planned Commercial Development) zoning for the property at 3618 Baseline Road. The property is located on the north side of Baseline Road and just west of Scott Hamilton Drive. The existing building was previously approved for use as a radiator shop with retail sales and warehousing uses. Prior to that, the building was used as an auto repair garage and an auto body shop.

The applicant proposes to reuse the existing building as an ATV Sales and Repair/Wheel & Tire Shop. The existing building will be utilized for the sales and service of all-terrain vehicles, and the sale and installation of wheels and rims. The western portion of the building will be used for ATV sales and repair. The eastern portion with the three (3) bay-garage will be used for wheel and rim installation.

The applicant notes that up to two (2) ATVs and a sample of the available rims will be on open display only during the business hours. The display items will be taken in each day at the close of business. The applicant proposes the hour of operations as seven (7) days a week from 10 a.m. to 7 p.m. The applicant notes that test rides/drives of ATVs will not be allowed.

Access to the property will be via an existing driveway from Baseline Road. The applicant proposes to use the existing seven (7) parking spaces accessed from Baseline Road for customers. Employee parking will be located within the northern half of the property. The applicant notes additional parking will be added if required by the City's Zoning Ordinance. Staff believes that the existing parking which has served this site for a number of years will continue to be sufficient for the proposed new use.

The access from Christen Drive, immediately north of the property, will be only used for deliveries, dumpster pick-up, and employee parking. There will be one (1) dumpster located on the northern side of the lot near Christen Drive. Section 36- 523(d) of the City's Zoning Ordinance requires that the dumpster area be screened by an opaque fence or wall which exceeds the height of the dumpster by at least two (2) feet, not to exceed eight (8) feet in total height.

The applicant intends to use the same signage style and size as the previous owner. This signage includes building signage on Baseline Road and a ground sign within the landscape area along Baseline Road. The signage style and size are consistent with the signage allowed in commercial zones. The ground sign is proposed with a maximum height of 36 feet and a maximum sign area of 160 square feet.

The applicant proposes to use the site lighting which currently exists on the site.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with this application.

Staff is supportive of proposed use of the property as an ATV Sales and Repair and Wheel and Tire Shop. Staff believes the proposed uses are reasonable, as the property is currently zoned PCD for warehousing and was previously used for auto repair and auto body work. The proposed zoning will represent a continuation of the historical use of this property prior to annexation in 1982. Staff believes the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to the following conditions:

1. Compliance with the comments and conditions as noted in paragraphs D and E, and the staff analysis, of the agenda staff report.
2. There are to be no test rides/drives of the ATVs at this location.
3. Any outdoor display must be taken in at the end of each business day.

PLANNING COMMISSION ACTION:

(APRIL 8, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel), and 1 open position.