

FILE NO.: Z-10001-A

NAME: Devine – PD-C

LOCATION: 9814 Davmar Drive

DEVELOPER:

Thomas Devine III (Owner)
P O Box 3124
Little Rock, AR 72203

OWNER/AUTHORIZED AGENT:

Nick Tucker (Agent)
P O Box 1021
Cabot, AR 72023

SURVEYOR/ENGINEER:

Tucker Land Surveying
P O Box 1021
Cabot, AR 72023

AREA: 0.69 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a nonconforming property, as required by code, to a PD-C to recognize the current and historic use of the property, with C-4 permitted uses as alternate/future uses. The applicant is not requesting any changes to the property. All buildings, parking lots, and driveways will remain the same.

B. EXISTING CONDITIONS:

The property is currently zoned R-2 but has been used as automotive repair and storage business. The property contains an existing 5,250 square foot one-story Office Building/Storage Warehouse, which was constructed in 1978. This general area south of I-30 contains a mixture of uses and zoning, including C-3, C-4, I-2 and R-2. Davmar Drive is a dead-end road off of Mabelvale Pike.

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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: No comments received.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant is requesting to rezone a nonconforming property, as required by code, to a PD-C to recognize the current and historic use of the property, with C-4 permitted uses as alternate/future uses. The applicant is not requesting any changes to the property. All buildings, parking lots, and driveways will remain the same.

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Any dumpster installed at the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties and must comply with Section 36-55 of the City's Zoning Ordinance.

Staff supports the proposed 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.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JULY 11, 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 8 ayes, 0 nays and 3 absent. The application was approved.