

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled JWJ Investments – PD-C, located at 5914 West 19th Street (Z-2908-E).</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 0.78-acre property, located at 5914 West 19 th Street, be rezoned from R-2 Single-Family District, to PD-C, Planned Development – Commercial, to allow continued operation of an auto repair business, with C-3, General Commercial District, permitted uses as alternate uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent. and 1 recusal (Hart).
BACKGROUND	<p>The applicant is proposing to rezone the property from C-3 & R-2 to PD-C to continue operation of the existing auto repair business on the property. The applicant is requesting C-3 permitted uses as alternate uses. The applicant is also requesting to abandon the east/west, 12’ alley traversing the property.</p> <p>The site contains an existing 1,200 square feet, one (1) bay, sheet metal style building. The building is located in the south portion of the property. The site for the proposed use is paved in all directions. The north portion of the property is undeveloped. Properties in the general area contain</p>

**BACKGROUND
CONTINUED**

mostly residential zoning and uses, however, there is mixture of zoning and uses contained throughout the overall area.

The property is comprised of four (4) lots, Lots 3, 4 11 and 12, Block 9, Batman's Subdivision of Cherry & Cox Addition. As part of the project, the applicant will combine/replat the four (4) lots into one (1) lot. The north half of the property will remain unchanged.

An existing concrete driveway apron provides access to the property from W. 19th Street.

Staff feels that the existing building setbacks are sufficient to serve the proposed use. The applicant is not proposing to construct additional buildings at this time. Any new construction or siting of accessory buildings must comply with the code.

The applicant notes typical operating hours will be from 8:00am-5:00pm, Monday through Friday.

Staff notes the following improvements shall be made to the property:

1. Clear the property and perimeter fencing of any weeds and/or vines.
2. Remove any barbed wire that does not comply with Sec. 36-516 (d) (1), "*Barbed and razor wire fences*. Any new fencing erected on the site must comply with Section 36-516(2)(a) of the City's Zoning Ordinance.
3. Remove existing non-operational vehicles from the property. Storage of non-operational vehicles will not be permitted on the property at any time.
4. Provide required screening along the east property line adjacent to non-commercial activity.

The applicant did not provide a signage plan at this time. Any signage placed on the site must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

The site plan does not show a dumpster at this time. Any dumpster installed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their August 8, 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.

