

September 10, 2026

ITEM NO.: 1

FILE NO.: Z-5519-B

NAME: Progressive Auto Group – PD-C

LOCATION: 4500 Asher Avenue

DEVELOPER:

Progressive Auto Group, Inc. (Owner)  
14504 Highway 365 South  
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None requested.

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BACKGROUND:

On June 30, 2016, the Planning Commission approved Udell Short-form PCD to rezone subject property from C-3 to PCD to allow the existing use to add auto paint, auto body rebuilding, and auto repair garage (Z-5519-A). The site historically contained a non-conforming auto related use. On June 2, 2016, the Board of Directors adopted Ordinance NO: 21,275-A to allow proposed uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 0.16 acre site from PCD to PD-C to allow for the development of an auto sales business.

B. EXISTING CONDITIONS:

Subject property is located along the Asher corridor at the northwest corner of Asher Avenue and Washington Street. Properties in the general area contain a mixture of zoning and uses. The existing building was previously demolished. The site now contains a raised concrete slab only and is designated as commercial (C) on the City's future land use plan.

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 (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that Washington Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline if not already in existence.
2. Asher Ave. is classified on the Master Street Plan as a minor arterial street with a special design standard. Right-of-way is required to be dedicated to 35 ft from centerline of the right-of-way if not already in existence.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Washington St. and Asher Ave.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office**

**Commercial and Industrial Developments – 2 means of access.** - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

**Section D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

**Section D104.2 Building exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

**Exception:** Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4**

**D105.1 Where Required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the

intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. A site development plan is required and must comply with the City's minimal ordinance requirements. To include but not limited to constructed planters bordering west perimeter of property near structure and adjacent to the south and east perimeters of the proposed portable office building.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 9, the I-630 Planning District. The development principles of this district are to preserve the residential character of the area and isolate the non-residential use to specific locations without affecting adjacent neighborhoods. The Land Use Plan shows Commercial (C) for the application area. 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.

To the northeast and southwest of the application area, along Asher Avenue, are areas designated for Commercial (C) uses and are characterized by automotive repair and parts businesses, two restaurants, and a retail strip building. North of the application area is area designated for Service Trades Districts (STD) uses and is characterized by an electrical contracting business and a storage garage.

This site is not located in an Overlay District.

Master Street Plan:

Asher Avenue is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Asher Avenue is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to rezone the 0.16 acre site from PCD to PD-C to allow for the development of an auto sales business.

Subject property is located along the Asher corridor at the northwest corner of Asher Avenue and Washington Street. Properties in the general area contain a mixture of zoning and uses. The existing building was previously demolished. The site now contains a raised concrete slab only and is designated as commercial (C) on the City's future land use plan.

Access to the site is shown to be from the alley extending east from Washington Street, along the north property line of the site. The applicant proposes to build a twenty-foot (20) wide driveway extending from the alley onto the site for employee and customer parking and vehicular display.

The applicant proposes to utilize a 12 x 36 foot portable building to serve as the office for the proposed use. The building will be placed on the site in compliance with building codes requirements.

Front, rear and side (east) building setbacks comply with code. The building setback is shown to be approximately two (2) feet from the west property line.

Section 36-502 typically requires one (1) off-street parking space for the proposed use. The applicant proposes two (2) parking spaces, including one (1) ADA parking space on the north side of the building, along the west property line. Staff feels the parking and maneuvering room are sufficient to serve the proposed use.

The primary vehicle display area is shown to be along the Asher Avenue and Washington Street frontages. The site plan shows approximately eight (8) wheel stops will be placed approximately one (1) foot from the edge of the existing street rights-of-way.

The applicant notes, approximately seven (7) to eight (8) vehicles will be displayed for sale at any given time.

The following conditions must be met at all times during operation of the vehicle sales lot:

1. No vehicle display will be allowed to encroach onto the sidewalk.
2. All vehicles on site must be in working order. Vehicle storage, outside storage of auto parts and salvage operations will not be permitted at any time.
3. Vehicle maintenance, including ancillary work, will not be allowed on the site.

The applicant's proposed landscaping plan will contain eight (8) twenty-gallon planters along the east side (front) of the building and four (4) two-hundred gallon planters along the west property line, south of the building and between Asher Avenue. Staff support the landscape plan.

All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Any dumpster is placed on the site; it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Sight lighting must be low-level and directed away from adjacent properties.

Staff are supportive of the proposed PD-C zoning. There are commercial uses located to the east and west of the proposed auto sales use. There are additional commercial zoning and uses north of the site and industrial zoning and uses to the south. The proposed site is along a heavily travelled principal arterial street (Asher Avenue). Staff feels the proposed use will have no adverse impact on surrounding properties.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

September 10, 2026

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was approved.