

FILE NO.: Z-9865

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NAME: USA Tire & Accessories – PCD

LOCATION: 4920 West 65<sup>th</sup> Street

DEVELOPER:

Hector Giron (Owner)  
7301 Geyer Springs Road  
Little Rock, AR 72209  
(501) 952-7520 or (501) 442-2545  
[usatirewheels@live.com](mailto:usatirewheels@live.com)  
USA Tire Accessories, LLC (Owner)

OWNER/AUTHORIZED AGENT:

Hector Giron (Owner)  
7301 Geyer Springs Road  
Little Rock, AR 72209  
(501) 952-7520 or (501) 442-2545  
[usatirewheels@live.com](mailto:usatirewheels@live.com)  
USA Tire Accessories, LLC (Owner)

SURVEYOR/ENGINEER:

Smith & Goodson PLLC  
7509 Cantrell Road, Suite 227  
Little Rock, AR 72207  
(501) 414-8498

AREA: 1.33 acre                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 2                                      PLANNING DISTRICT: 13                      CENSUS TRACT: 20.02

CURRENT ZONING:                      R-2

VARIANCE/WAIVERS:                      None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 1.33-acre property located at 4920 West 65<sup>th</sup> Street from C-3 to PCD to allow use of the property as an auto repair shop and a used car dealership.

B. EXISTING CONDITIONS:

The property is located in a C-3 zoning. Surrounding the application area is Commercial land use to the east and west along the north side of W 65<sup>th</sup> Street. Opposite the application site to the south of W 65<sup>th</sup> Street is High Density Residential use with an apartment complex. North of the site are apartments in an area of Residential High Density. Residential High Density (RH). The Future Land Use Plan shows Commercial (C) for the requested area. There will be auto sales in the front of the property with auto repair being done inside of the existing metal building. There shall be no salvaging of any vehicles on the property.

C. NEIGHBORHOOD COMMENTS:

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 Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**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.** Building 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 provide 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 building 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 exceed 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.

**Dead Ends.**

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**Fire Hydrants**

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the 65th Street East Planning District. The Land Use Plan shows Commercial (C) for the requested 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. The application is to rezone from C3 to PCD.

Surrounding the application area is Commercial land use to the east and west along the north side of W 65<sup>th</sup> Street. 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. Opposite the application site to the south of W 65<sup>th</sup> Street is High Density Residential use with an apartment complex. North of the site are apartments in an area of Residential High Density. Residential High Density (RH). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre.

This site is not in an Overlay District.

Master Street Plan:

W 65th Street is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may need more ROW and/or paving width. May require dedication of ROW or improvements.

Bicycle Plan:

The Master Bike Plan shows no facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone 1.33-acre property located at 4920 West 65<sup>th</sup> Street from C-3 to PCD to allow use of the property as an auto repair shop and a used car dealership.

The property is located in a C-3 zoning. Surrounding the application area is Commercial land use to the east and west along the north side of W 65<sup>th</sup> Street. Opposite the application site to the south of W 65<sup>th</sup> Street is High Density Residential use with an apartment complex. North of the site are apartments in an area of Residential High Density. The Future Land Use Plan shows Commercial

(C) for the requested area. There will be auto sales in the front of the property with auto repair being done inside of the existing metal building. There shall be no salvaging of any vehicles on the property.

In 1986 the Planning Commission approved a conditional use permit to allow for the operation of a tire shop on this property. A tire shop has existed on the site since that time and the business recently began doing other types of auto repair.

The applicant notes that the existing building will be used for the auto repair aspect of the business. The parking area along the street frontage will be used for the display of used vehicles. The rear portion of the property will not be used at this time.

Any dumpster placed on the site must be screened as per Section 36-5 of the code.

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

All signage on the site must comply with Section 36-555 (signs allowed in commercial zones).

Staff is in support of the requested PCD rezoning. Staff believes the request is reasonable and that the proposed PCD use is appropriate for this location. The property is designated as "C" Commercial on the City's Future Land Use. Staff feels that this type of use is within character for the area at this time.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PCD zoning request subject to compliance with the comments and conditions noted in paragraphs E and F and the staff analysis of the agenda staff report.

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PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

The applicant was present, representing the application. Staff presented the item and a recommendation for approval subject to compliance with the comments and conditions noted in paragraphs E and F and the staff analysis of the agenda staff report. The item had been inadvertently been pulled but there was no one in opposition. There was a motion to approve. The motion was seconded. The vote was 10 ayes, 1 nay and 0 absent. The motion passed.