

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 2, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Splash Carwash and Oil Change Revised PCD, located at 15707 Chenal Parkway (Z-4933-J).	√ <b>Ordinance</b> Resolution	Bruce T. Moore City Manager
<b>Submitted By:</b>  Planning & Development Department		

**SYNOPSIS**

The applicant is requesting that the property at 15707 Chenal Parkway be rezoned from PCD, Planned Commercial District, to Revised PCD to allow for a carwash and oil change development.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.

**BACKGROUND**

The applicant proposes to revise the existing PCD, Planned Commercial Development, zoning for the property at 15707 Chenal Parkway. The property is located at southwest corner of Chenal Parkway and Wellington Hills Road; Kanis Road is located along the south property line. The existing building was previously-approved for use as a trampoline park, with C-3, General Commercial District, permitted uses as alternate uses. The site is located within the Chenal/Financial Center Design Overlay District (DOD).

**BACKGROUND  
CONTINUED**

The applicant proposes to redevelop the property as a carwash and oil change complex. The existing building will be utilized as a two (2) Tunnel Carwash System, a two (2)-lane detail area, indoor vacuum spaces, customer waiting area and office space. Access to the tunnel carwash and detail areas will be at the southwest corner of the building. Access to the indoor vacuum spaces will be at the northeast corner of the building. Outdoor vacuum areas will be located within the existing paved parking area on the north side of the building. The applicant notes that the existing building will be remodeled with “modern architectural styling.”

The applicant is also proposing to construct a 2,005 square-foot building within the south ¼ of the property to serve as an oil change facility. The applicant is proposing to subdivide the property in order to have the oil change facility on a separate lot. The oil change building will be a three (3)-bay facility.

Access to the carwash and oil change facilities will be via an existing driveway from Wellington Hills Road, within the south half of the property. There will be three (3) drive lanes, widening to four (4) pay kiosks, for the tunnel carwash. A driveway from the main drive will access the three (3) bay oil change building. Cross-access will exist between the carwash and oil change facilities. There is also existing cross-access between this property and the property immediately to the west. Adequate parking exists on the site to serve the proposed use.

The applicant is proposing two (2) dumpsters on the site; one (1) each for the carwash and oil change facilities. The dumpsters will be located within the rear (south) portion of the site. Section 36-523(d) of the City’s Zoning Ordinance requires that dumpster areas 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.

In addition, the applicant is proposing several new exterior light poles throughout the site. Section 36-349 (d) (2) of the code requires the following for lighting/utilities within the Chenal/Financial Center DOD:

“(2) *Lighting and utilities.* Parking lot lighting shall be designed and located in such a manner so as not to disturb the scenic appearance of the corridor. Lighting will be directed to the parking areas and not reflected to adjacent parcels.

**BACKGROUND  
CONTINUED**

All lighting and other utilities on lots adjacent to Chenal/Financial Center Parkway which are located in front of the rear line of the building, or in front of the rear line of the building if such lighting and utilities were constructed prior to building construction, shall be underground. Notwithstanding the foregoing limitation, no overhead utilities shall be constructed within 100 feet of the Chenal/Financial Center Parkway right-of-way.”

The Chenal/Financial Center Design Overlay District also regulates commercial signage as follows:

“(1) *Signage*. Signage shall comply with the Little Rock Sign Ordinance, except for ground-mounted signs. The maximum size of principal site signs along Chenal/Financial Center Parkway shall be 100 square-feet in area and eight (8) feet in height. Each landowner will be permitted to erect one (1) sign per parcel, except for parcels fronting on two (2) different streets upon which one (1) per street frontage may be erected. The signs will be "monument" type signs.”

The applicant is proposing a new ground-mounted sign along the Chenal Parkway property frontage. The sign will comply with the DOD standards, as it will have a height of eight (8) feet and an area of ninety-six (96) square-feet. There is also an existing monument-style ground sign at the southeast corner of the site. This sign also appears to conform with the DOD standards, and will be on the oil change facility parcel.

To staff’s knowledge there are no outstanding issues associated with this application. Staff is supportive of the requested Revised PCD zoning. Staff views the request as reasonable. The applicant is requesting no variances with the proposed re-development plan. The proposal represents a continuation of the zoning and use pattern along this section of Chenal Parkway. The proposed use will not be out of character with other uses in the area. There are other C-4, Open Display Commercial District, type uses in the area; auto repair, mini-warehouse, carwash, etc. Staff believes that the proposed carwash and oil change facilities will have no adverse impact on the general area and represents a quality re-development plan for this property.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Parkway Place POA, The Villages of Wellington Community Association, Citizens of West Pulaski County Neighborhood Association and Kanis Creek POA, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.