

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 6, 2024 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development titled USA Tire and Accessories PCD, located at 4920 West 65<sup>th</sup> Street (Z-9865).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 1.33-acre property, located at 4920 West 65<sup>th</sup> Street, be rezoned from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the use of the property as an auto repair shop and used car dealership.</p> <p>None.</p> <p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 1 nay and 0 absent.</p> <p>The applicant proposes to rezone 1.33-acre property, located at 4920 West 65<sup>th</sup> Street, from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the use of the property as an auto repair shop and a used car dealership.</p> <p>The property is located in a C-3 zoning, and surrounding the application area is Commercial land use to the east and west along the north side of West 65<sup>th</sup> Street. Opposite the application site to the south of West 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.</p>
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**BACKGROUND  
CONTINUED**

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).

The Planning Commission reviewed this request at their December 14, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well 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.