

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development titled Pickens Auto Repair Shop PD-C, located at 8805 Dreher Lane (Z-9904).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.51-acre property, located at 8805 Dreher Lane, be rezoned from R-2, Single-Family District, PD-C, Planned Development – Commercial, to allow for an auto repair use.</p> <p>None.</p> <p>Staff recommends approval of the PD-C Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant is proposing to rezone a 0.51-acre tract from R-2, Single-Family District, PD-C, Planned Development – Commercial, to allow for an Auto Repair Shop to operate on the property. The previous use of the property contained a non-conforming auto-related business (Lamar’s Auto Repair); however, the property has since lost its non-conforming use.</p> <p>The property contains an existing one (1)-story, 2,406 square-foot commercial building with a single garage bay door on the east side of the building. An existing driveway provides access from Dreher Lane. A Planned Development abuts the property along the east property line, and there is a mixture of zoning and uses in the general area surrounding the site.</p>
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**BACKGROUND
CONTINUED**

The operating hours will be from 8:00 AM – 6:00 PM, Monday-Saturday. The applicant notes between two (2) – eight (8) employees will be present at any given time.

Ingress/egress is provided by a driveway along Dreher Lane. The building and driveway appear to be in need of repair due to the lack of maintenance.

The applicant notes nine (9) parking spaces will be provided for customer parking. Additional parking may be contained inside the building for vehicles scheduled for service. Staff feels the parking is sufficient for the proposed use.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-555 of the City's Zoning Ordinance (Signs allowed in commercial zones).

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

The site plan does not show a dumpster on the property at this time; however, the applicant notes a dumpster may be installed on the site at a later date. Any new dumpster installed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

The applicant has provided responses to questions raised by staff during the review of this application. Staff feels that this is a good location and repurposing of an existing building for the proposed auto related use. Staff feels that the proposed use and the minor increase in traffic should have no adverse impact on surrounding properties. The property has a long history of being used as an auto repair business.

Staff is supportive of the requested PD-C rezoning based on the following conditions being met prior to operation:

1. Bringing the building up to Code.
2. Bring to Code any vehicle use areas, including landscaping.
3. No auto repair services or services ancillary to auto repair done outside the building.
4. No outside storage of any kind.
5. A Building Permit from the Planning & Development Department is required for repairs and renovations to the existing structure.
6. Site plan submitted and approved by staff prior to Building Permit application.

The Planning Commission reviewed this request at their January 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.