

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Udell Short-Form PCD, located at 4500 Asher Avenue. (Z-5519-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add auto paint and body rebuilding and auto repair garage as allowable uses for the property.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p>	
BACKGROUND	<p>The applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add auto paint and body rebuilding and auto repair garage as allowable uses for the property. The property has a history of use as auto repair and auto paint and body rebuilding. The applicant has provided staff with a written agreement between the property owner and the tenant stating any and all repair work shall be limited to the inside of the building. The agreement states no repairs to any vehicles will take place outside the building. The owner notes if at any time the agreement is violated the lease agreement will be terminated.</p>	

**BACKGROUND
CONTINUED**

The applicant is also requesting a variance for the typical parking requirement for the site. The building encompasses the entire lot and has no parking associated with the site. Employee parking and parking for repaired automobiles will be provided on a lot located across Asher Avenue at 4501 Asher Avenue. The applicant has provided a written agreement to allow the parking to occur.

The parking requirement for an automotive service business is five (5) spaces plus one (1) space for each 250 square-foot of building area. The building contains 5,540 square-foot of floor area. The parking typically required for the use would be twenty-seven (27) spaces.

The applicant has indicated there will be no more than three (3) automobiles in for repair at a time. The applicant has indicated all the vehicles to be repaired will be located within the building. The applicant has indicated the autos waiting pickup will be placed across Asher Avenue at 4501 Asher Avenue. The applicant has indicated autos will be retained for ten (10) days awaiting customer pickup. After which the autos will be sold.

The applicant has indicated all parts for repairs and all parts removed from the vehicles will be stored inside the building. There will be no salvaging of auto parts on the site. The applicant has indicated there will be no dumpster located on the site. According to the applicant there are to be no inoperable, partially dismantled, wrecked or junked vehicles to remain on the site more than ten (10) days. There is to be no outside storage of vehicle parts and there is to be no repair of vehicles outside the building. The vehicles awaiting service and/or customer pickup are to be kept at 4501 Asher Avenue and located behind a screening fence or behind or adjacent to the building. The vehicles cannot be located within the parking lot in front of the building at 4501 Asher Avenue.

The hours of operation are from 8:00 AM to 5:00 PM; Monday through Friday. The applicant has indicated an existing ground sign will be maintained on the site. The applicant has indicated building signage will be placed along the Asher Avenue and Washington Street frontages.

**BACKGROUND
CONTINUED**

The wall signage will be limited to a maximum 10% of the façade area on each of the walls. The ground sign will be limited to a maximum height of thirty-six (36) feet and a maximum sign area of 160 square-feet.

Staff is supportive of the applicant's request provided the applicant comply with the provision he has outlined in his request. The site has been used as auto related activities for a number of years. Staff recommends if the applicant violates the provision of the approval of the PCD they will petition the Commission as an enforcement action requesting a revocation for cause with regard to non-compliance with the approved conditions of the PCD zoning.

The Planning Commission reviewed the proposed PCD request at its June 30, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site along with the Mid-way Neighborhood Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.