

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Metro Towing Revised PD-C, located at 9715 Colonel Glenn Road (Z-4167-E).</p> <p>Submitted by:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<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 4.16-acre property, located at 9715 Colonel Glenn Road, be rezoned from PD-C, Planned District – Commercial, to Revised PD-C, to allow for an Automotive Rowing Service.</p> <p>None.</p> <p>Staff recommends approval of the Revised PD-C. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant is requesting to revise the previous PD-C zoning to allow for reuse of an existing 4.16-acre lot as an automotive towing service with a short-term impound yard.</p> <p>The applicant proposes to utilize the existing four (4) structures on the property as office, garage and storage space. Building 'A' will serve as the Metro Towing Office building with public access from the north. Building 'B' will serve on site maintenance shop for repair and maintenance of vehicles associated with the business only. Building 'C' and 'D' will be used for medium, heavy duty, and roll back tow truck parking. No new buildings are proposed to be constructed.</p>	

**BACKGROUND
CONTINUED**

The applicant provided the following with request to this request:

Metro Towing and Recovery has been in operation since the late 1990's, and is a consent towing operation that not only accepts "cash calls" from the general public, but has contracts with the Little Rock Police Department, the Arkansas State Police and the Pulaski County Sheriff's Department. Metro has relationships with a majority of the car dealerships in Central Arkansas with a number of those located around the Colonel Glenn Road and Interstate 430 Interchange area, which adds greatly to the desirability of this location for Metro's headquarters. Metro six (6) Flatbed/Rollback Trucks, one (1) heavy duty truck and one (1) medium duty truck. The office is open twenty-four (24) hours a day, seven (7) days a week, 365 days a year, and a secure impound lot is operated where customers and other wrecker companies come to retrieve vehicles. The plan is to erect an eight (8)-foot opaque fence around the property that will screen the operation from adjacent neighbors and cars driving on Colonel Glenn Road. The owner feels that this is important for the security of the vehicles in their responsibility and for the aesthetics of the adjacent neighbors, and would greatly appreciate consideration.

The existing asphalt paving covers approximately 50% of the site an originate as the access drive to Colonel Glenn Road. The portion nearest Building 'A' at the access drive will be utilized as guest or visitor parking and will be separated from the impound area by a gated fence. The remainder of the paved area fills in the area around buildings 'B', 'C' and 'D'. Some new asphalt paving will be added along the northwest section of the property to "square off" the paved area.

The applicant proposes to provide new opaque fencing around the impound area with access controlled gates.

New lighting will be installed as needed to provide adequate site lighting with all fixtures to be directed away from adjacent neighbors.

Signage is proposed that will comply with Section 36-555 at the Little Rock standards.

**BACKGROUND
CONTINUED**

A dumpster is proposed to be located within the fenced area near Building 'D' and will comply with Section 36-523, Paragraph (d) which requires a screen enclosure that exceeds the height of the dumpster.

The impound area will store approximately sixty (60) vehicles for no more than thirty (30) days. The vehicles will be stored within the fence boundary for security. Employee parking will also be inside the fenced area near Building 'A' and all visitor or nonemployee parking will be limited to an area near the access drive from Colonel Glenn Road.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were objectors present. All owners of property located within 200 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.