

January 11, 2024

ITEM NO.: 24

FILE NO.: Z-9904

NAME: Pickens Auto Repair Shop – PD-C

LOCATION: 8805 Dreher Lane

DEVELOPER:

Lamar Pickens (Owner)
704 Hilltop Road
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

Lamar Pickens (Owner)
704 Hilltop Road
Alexander, AR 72002

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.51 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.07

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.51 acre tract from R-2 to PD-C to allow for an auto repair shop to operate on the property. 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.

B. EXISTING CONDITIONS:

The property contains an existing one-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. There are a mixture of zoning and uses in the general area surrounding the site.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. A building permit from the Department of Planning and Development is required if any renovations to the existing structure or if a new structure is desired before construction can commence for the auto & repair shop business.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

1. A sand/oil separator may be required. Please submit wastewater plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official

8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs East Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family

and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is to rezone from R-2 to PD-C for an Auto & Repair Shop.

The application area is in an area of Residential Medium Density (RM) use with single-family homes on large lots. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. West of Dreher Lane is an area of Residential High Density (RH) developed with apartment complexes. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. South of the site is Commercial (C) use along the north side of Baseline Road. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

This site is not in an Overlay District.

Master Street Plan:

Dreher Lane is a Local Street on the Master Street Plan Map. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

There are no proposed or existing bicycle facilities in this area.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone a 0.51 acre tract from R-2 to PD-C to allow for an auto repair shop to operate on the property. 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.

The property contains an existing one-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. There are a mixture of zoning and uses in the general area surrounding the site.

Operating hours will be from 8am to 6pm, Monday-Saturday. The applicant notes between 2-8 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. 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 Department of Planning and Development is required for repairs and renovations to the existing structure.
6. Site plan submitted and approved by staff prior to building permit application.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, F, and H, and the staff analysis, of the agenda staff report.