
ORDINANCE NO. O-2021-8

ITEM NO. 7a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Blew & Associates, P.A. on behalf of America's Car-Mart
REQUESTED ACTION	Amendment of the Site Plan adopted with Ordinance No. O-0304-33
EXISTING ZONING	C-2, General Commercial District with Special Site Conditions Adopted
SURROUNDING ZONING	North: C-1, Local Commercial District East: C-2, General Commercial District South: Planned Unit Development, PUD O-9495-56 West: R-1, Single Family Dwelling District
LOCATION	512 North Interstate Drive
SIZE	2.99 acres, more or less
PURPOSE	Automobile dealership
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Residential
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant is requesting to amend the site plan adopted with Ordinance No. O-0304-33 to allow for America's Car-Mart, an automobile dealership, to construct a new building on the subject property. The property will remain under the C-2, General Commercial District.

EXISTING ZONING/HISTORY: The subject property was rezoned to C-2, General Commercial District, in 2003 to allow for a parking lot for the Big Red Sports automobile dealership located directly south at 418 N Interstate Drive. City Council attached a site plan and special conditions to the straight C-2 zoning upon adoption. Adoption of special conditions with a straight zoning is not common but in this case the applicant now needs to amend the site plan due in part to the pipeline easement.

The special conditions for the site were as follows:

- A 6' brick fence at the rear of the property with a 10' landscape strip,
- A double row of parking for **employees only** at the rear of the lot,
- A second 6' fence defining the new car/sales area,
- No lighting installed in the rear of the lot (the employee parking area),
- All lighting to be installed in front of the wall and directed away from the residential area,
- The lot was to be used as parking only; no buildings were approved on the site plan.

In completing the research on the history of this site, staff found that the site conditions adopted were due in large part to the requests of the adjacent property owners at that time. For this request, staff has not received any protests or comments from adjacent property owners.

ANALYSIS: The subject property will be zoned straight C-2. Any building permit will require the applicant to follow all standard Zoning Ordinance requirements for a commercial permit, including landscaping, parking, outdoor lighting, and exterior materials. Commercial signage requirements from Chapter 18 will also apply.

- **SITE PLAN** There are two proposed access points shown on the site plan. One on the north side of Lot 1 and one on the north side of Lot 2 (granted through an access easement). There is a 50' pipeline easement for Phillips66 across the center of the property. Phillips66 requires an additional 25' easement on each side of the pipeline easement; this creates a 100' wide easement in which no buildings may be placed. The applicant rearranged their building design to accommodate this. There will be a 30' drainage easement along the north property line with a detention pond in the northwest corner of Lot 1.

The east of the lot will be used for display of automobiles for sale and the west of the lot will be for the proposed buildings and employee and customer parking. There is a proposed sales building at approximately 2400 square feet and a proposed detail shop at approximately 2500 square feet. The sales building shows a possible future expansion area of approximately 1000 square feet.

- **IMPACTS** Staff requested the following information from the applicant because this property is adjacent to residential properties. Car-Mart's hours of operation are 9am-6pm Monday-Saturday. The applicant will not be installing loud speakers or external intercom systems. The detail shop will only be used for cosmetic detailing; any repair or reconditioning needed will be sent to another facility off-site.

OTHER AGENCY COMMENTS:

- **PUBLIC WORKS** Public sidewalks will be installed along N Interstate Drive. Drainage structures will be installed in accordance with approved plans and City drainage standards. Traffic Engineer has reviewed the transportation plan for access to the lots.
- **PREDEVELOPMENT PD20-20** **SEPTEMBER 24, 2020**
No neighbors attended the Pre-Development meeting.

CONCLUSION: Staff forwards this rezoning request to amend the adopted site plan as O-2021-8 to the Planning Commission for review and consideration.