

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Need Space Mini-Storage PD-C, located approximately 433 feet north of Highway 10, on the east side of The Divide Parkway (Z-5099-I).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 4.50-acre property, located approximately 433 feet north of Highway 10, on the east side of The Divide Parkway, be rezoned from C-3, General Commercial District, to PD-C, Planned Development - Commercial, to allow for a mini-warehouse development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 2 nays and 2 absent.
BACKGROUND	<p>The applicant proposes to rezone a 4.50-acre site from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to develop a mixture of thirteen (13) climate-controlled storage and non-climate-controlled storage buildings, including an office in Building 1. The property is located approximately 515 feet north along The Divide Parkway, from the intersection of Cantrell Road.</p> <p>The site is currently vacant and mostly wooded; bordered on three (3) sides by a mixture of zoning and uses. Properties to the immediate south are zoned commercial.</p>

**BACKGROUND
CONTINUED**

The front building setback is fifty (50) feet, the side setback is ten (10) feet and the rear setback is ten (10) feet.

The facility office will be staffed from 8:00 AM - 5:00 PM and will only be accessible to customers from 6:00 AM - 9:00 PM. The applicant notes that there will not be twenty-four (24)-hour access to the facility. The property will not be fully gated; however, there will be an entry gate at the entrance past Building 1.

The site plan shows twelve (12) parking spaces, located on the east side of Building 1, available for the office use. Section 36-502(3)(c) of the City's Zoning Ordinance would typically require six (6) parking spaces. Thirteen (13), fifteen (15)-foot x thirty-six (36)-foot parking spaces are available in the center of the site. Staff feels the parking is sufficient to serve the proposed use.

Building 1 will contain a manager's office (twenty-five (25) feet x twenty-five (25) feet) and climate-controlled units (eighty-five (85) feet x 190 feet) for the facility. Buildings 2, 3, 4, 5, 6, 9, 10, 12, 13, 14 and 15 will be utilized for non-climate-controlled storage. The various non-climate-controlled buildings range from 1,000 square-feet to 4,500 square-feet in area. Building 11 is the only open mini-storage unit and will be covered. The site plan submitted by the applicant shows no buildings labeled as 7 and 8.

All sight lighting will be low-level and directed away from adjacent properties.

A signage plan was not submitted with this application; however, the applicant notes any signs posted at the site will be in compliance in accordance with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan does not show a dumpster on the site. The applicant notes no dumpster will be installed. Any future dumpster installed at the site must comply with Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were two (2) objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.