

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 15, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>A resolution rescinding the Planning Commission's action in approving a Conditional Use Permit to allow for a conditioned mini-warehouse facility on the C-3 zoned property, located at 102 South Rodney Parham Road. (Z-8629-B)</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>A record objector is appealing the Planning Commission's approval of a conditional use permit to allow a three (3)-story, conditioned mini-warehouse facility on the C-3, General Commercial District, zoned property located at 102 South Rodney Parham Road.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the resolution. On August 25, 2016, the Planning Commission, by a vote of 8 ayes, 1 aye and 2 absent to approve the Conditional Use Permit. There were four (4) registered objectors present and staff had received two (2) e-mails of opposition which had been delivered to the Commissioners.</p>	
BACKGROUND	<p>The property was formerly occupied by a restaurant; however, the building has been removed. The remnants of the asphalt and concrete parking lot remain. Access to the site is via driveways off of Rodney Parham Road and Sunnymeade Drive. The site will not be gated or fenced other than for screening fencing along the south and east perimeters where the site is adjacent to residential uses.</p>	

**BACKGROUND
CONTINUED**

Parking spaces will be provided at the front of the site for use by persons accessing the office or the small number of ground-floor storage units with outside access. The building is designed to have vehicles pull through the interior for loading and unloading. Elevators will provide access to the second and third floors. There will be no outside access to any of the units. All units will be interior-access only.

The building will have a height of thirty-six (36) feet with a parapet extending to forty (40) feet to screen the roof-mounted mechanical units. The C-3, General Commercial District, has a height limit of thirty-five (35) feet and a variance is requested for the additional foot of building height. The facility will contain approximately 750 units. There will not be an on-site manager's apartment. Signage will consist of two (2) ground signs; one on the Sunnymeade perimeter and one on the Rodney Parham perimeter, as well as wall signage on the north and east facades, facing the Rodney Parham and Sunnymeade Street frontages. The ground sign on Sunnymeade will be an eight (8)-foot tall and six (6) feet wide, forty-eight (48) square-foot monument sign. The sign on the Rodney Parham frontage will be up to thirty-six (36) feet in height and 160 square-feet in area.

Site lighting will consist of wall mounted light fixtures mounted to the walls of the building at an elevation of nine (9) feet above the finished floor. The lighting will be aimed downward and into the site, and there will be no pole-mounted lights. The applicant proposes to use the existing dumpster enclosure location at the northeast corner of the site. The trash enclosure will be block masonry with wooden gates. The building itself will have an exterior finish of split faced block, brick, EIFS with steel decorative panels. The colors will be earth-toned. The building will have the appearance of an office building. There will be no outside storage of boats, campers, etc.

No businesses will be permitted to operate within the storage units. Storage of flammable materials is not permitted. Office hours are 9:00 AM – 6:00 PM, Monday through Friday; 9:00 AM – 5:00, Saturdays and noon – 5:00 PM on Sundays. Tenant access to the units will be 6:00 AM – 9:00 PM daily.

Please see the attached Planning Commission minutes for the complete analysis and commission action.

