

NAME: Platinum Self Storage Mini-Warehouse –
Conditional Use Permit

LOCATION: 102 S. Rodney Parham Road

OWNER/APPLICANT: King Chow and Jasmine Lin/
Development Consultants, Inc.

PROPOSAL: A conditional use permit is requested to allow for
the construction of a three-story, conditioned
mini-warehouse facility on this C-3 zoned,
1.87 acre tract.

1. SITE LOCATION:

The site is located on the south (west) side of S. Rodney Parham Road, one lot south of West Markham Street.

2. COMPATIBILITY WITH NEIGHBORHOOD:

The property is located within the commercial district at the West Markham/Rodney Parham intersection. A Kroger store, Red Lobster and Burger King are adjacent to the west. Additional commercial uses, including an older, more traditional mini-warehouse development are located beyond Kroger. A mixture of office and commercial uses are located to the east and north. A single family neighborhood is adjacent to the south. A restaurant previously occupied this site, with parking extending to within a few feet of the southern boundary. In staff's opinion, the nature of this proposed development and the specifics of the site improvements will make the primarily enclosed mini-warehouse development compatible with the neighborhood.

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Briarwood and Sunnymeade Neighborhood Associations.

3. ON SITE DRIVES AND PARKING:

Access to the site will be via driveways off of North Rodney Parham Road and Sunnymeade Drive. The two driveways have existed for many years. The site will not be fenced or gated in a manner that will limit access. Parking spaces will be provided at the front of the property/near the office. Access to the majority of the units is located off of a driveway that extends through the ground level of the building. Some units are accessible on the

ground floor by parking adjacent to the building. Parking and access are appropriate for the use.

4. SCREENING AND BUFFERS:

Site plan must comply with the City's minimal landscape and buffer ordinance requirements.

A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The adjacent property to the south is zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-102.

A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.

Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.

An irrigation system shall be required for developments of one (1) acre or larger.

The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

5. PUBLIC WORKS:

1. Rodney Parham St. is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
 3. Storm water detention ordinance applies to this property if detention was provided with the last development. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner's association.
 4. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
 5. A City of Little Rock drainage project was recently completed on both the north and south sides of the Sunnymead driveway. The 12 inch RCP on the north side of the Sunnymead driveway and pipes downstream are believed to be undersized. At the time of the building permit, a drainage analysis should be performed to determine if existing pipe sizes are adequate. If so, the system will be required to be upsized.
 6. With the proposed signage on the north side of the Rodney Parham driveway, the sight distance to the west must not be obstructed.
 7. Is the Sunnymead driveway proposed to be one-way exit only? If not, provide call box and turnaround for a SU-30 vehicle.
 8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
 9. The Sunnymead Drive driveway should be one-way exit only since a turnaround is not provided.
6. UTILITY, FIRE DEPT. AND CATA COMMENTS:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. An overhead power line exists on the south side of the property, but should not be in the way of construction. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT&T: No comments received.

Central Arkansas Water:

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

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water

regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

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.

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 with 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 places 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:

Minimum gate width shall be 20 feet.

Gates shall be of swinging or sliding type.

Construction of gates shall be of material that allow manual operation by one person.

Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.

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.

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.

Locking device specifications shall be submitted for approval \by the fire code official

Electric gate operators, where provided, shall be listed in accordance with UL 325.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Awning must comply with 13'6" clearance requirement.

Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

County Planning: No comments.

Rock Region METRO:

- a) Location is currently served by METRO on Route 5 one of top routes in the system. The proposed mini-storage development is a low density land use along a high use transit corridor. The location is also surrounded by (4) other storage facilities within one mile. We feel the property would be better utilized for its current zoning.

Planning Division: No comments.

SUBDIVISION COMMITTEE COMMENT:

(AUGUST 3, 2016)

The applicants were present. Staff presented the item and noted additional information was needed regarding specifics of the proposed development. The issues raised by Planning Staff were noted as follow:

1. Provide a copy of the existing bill of assurance.
2. Provide the number rental units.
3. Is there a manager's apartment?
4. Provide a signage plan.
5. Provided days and hours of operation (office hours and hours of access to the units).

6. Locate and describe site lighting; including parking lot and building lighting; should be low-level and directional, aimed downward and into the site.
7. Locate dumpster and required screening.
8. Will there be any outside storage (boats, campers, etc...)?
9. Provide exterior building elevations; including materials.
10. Provide commitment that no businesses will be permitted to operate within the units.
11. Is there a prohibition against storage of flammable materials?
12. Provide agent authorization and right-of-way dedication forms.

The applicant presented a statement from an abstract company confirming that there was no bill of assurance and the subdivision noted in the legal description was never filed of record and did not exist. The applicant noted a variance was requested to allow a building height of 36 feet (35' allowed). A variance request is also being made to allow grading in the north 15' of the south 25' land use buffer. It was noted that all of that area is currently paved now so the variance would not result in the removal of any natural vegetation.

Public Works and Landscape Committee were noted and discussed. The applicant confirmed that there would be no gates or fencing to prevent access onto the property, thus negating the need for a call box or turn-around off of Sunnymead, Fire Department and Other Agency Comments were noted.

The applicant presented a color rendering of the proposed building elevations. The Committee instructed the applicants to submit responses to staff issues by August 10, 2016. The item was then forwarded to the full Commission.

STAFF ANALYSIS:

A conditional use permit is requested to allow for construction of a three-story, conditioned, mini-warehouse facility on this vacant, C-3 zoned, 1.8+ acre tract. The property was formerly occupied by a restaurant. 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 Sunnymead 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. 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.

The building will have a height of 36 feet with a parapet extending to 40 feet to screen the roof-mounted mechanical units. The C-3 district has a height limit of 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 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 8 foot tall 6 feet wide, 48 square foot monument sign. The sign on the Rodney Parham frontage will be up to 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 9 feet above the finished floor. The lighting will be aimed downward and into the site. 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 a.m. – 6:00 p.m., Monday through Friday; 9:00 a.m. – 5:00 p.m., Saturdays and noon – 5:00 p.m., Sundays. Tenant access to the units will be 6:00 a.m. – 9:00 p.m. daily.

Three variances are requested. The first is the previously noted one foot height variance. The second variance is to allow a reduction in the Rodney Parham Road perimeter street buffer from 25 feet to 15 feet. The reduction is caused, in part, by the requirement to dedicate an additional 10 feet of right-of-way for Rodney Parham Road. The third variance is to allow grading within the northern 15 feet of the southern 25 foot land use buffer. The code allows an encroachment up to 30% in a buffer. The proposed 15 foot encroachment represents 60% of the buffer.

Staff supports all of the requested variances. In particular, the encroachment into the rear buffer will have no effect since all of that area, other than for the southernmost five feet or so, is currently paved. Once this project is complete, the southern 25 feet will be landscaped.

To staff's knowledge, there are no outstanding issues. Staff believes the proposed use, as designed and specified, is an appropriate use for the site. The property is unplatted and there is no bill of assurance.

STAFF RECOMMENDATION:

Staff recommends approval of the requested CUP subject to compliance with the following conditions:

1. Compliance with the comments and conditions as noted in Section 4, 5 and 6 of the agenda staff report.
2. Due to the proximity of nearby residences, dumpster service hours are to be limited to 7:00 a.m. – 6:00 p.m., Monday through Friday.

Staff recommends approval of the requested variances to allow a reduced street buffer of 15 feet, an increased building height of 36 feet and to allow grading within the northern 15 feet of the southern 25 foot buffer.

PLANNING COMMISSION ACTION:

(AUGUST 25, 2016)

The applicants were present. There were four (4) registered objectors present. Staff had received two (2) e-mails of opposition which had been delivered to the commissioners. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above.

Robert Brown, representing the application, addressed the commission. He described the site and stated the new project would result in a 56% increase in landscape area. He stated the development was a quiet use and a low traffic generator. Mr. Brown stated the use would generate about 13 vehicle trips per day. He said the facility would have limited hours of operation and access and the site would not be enclosed by ugly security fencing. Mr. Brown presented architect’s renderings of the building, making note of the design, colors and materials. He said it would look very much like an office building. Mr. Brown stated a neighborhood meeting was held on August 20 that was attended by one area resident.

Mary Julia Hill, of 6907 Carrilon Drive, addressed the commission. She stated she was the president of the Briarwood Neighborhood Association and she did not get notice of the hearing. She stated the notice went to the previous president and she had not had time to prepare for the hearing. In response to a question from the commission, Dana Carney of the planning staff stated the notice went to the person identified on the neighborhood association registration list kept by the Department of Housing and Neighborhood Programs, which is available on the city’s web site.

Roberto Aqui, of 320 Carpenter Dive, stated he was opposed to the proposed development.

Tracy Crain, of 324 Carpenter Drive, president of the Sunnymead Neighborhood Association, spoke in opposition. She presented a copy of an

on-line petition signed by many persons objecting to the proposed development. Ms. Crain outlined several areas of concern she had with the proposal; including drainage issues, access off of Sunnymeade next to a residence, the condition of the existing signage on the Sunnymeade entrance, the potential loss of privacy for neighbors having a three story building on the adjacent property, traffic and potential noise twenty-four hours a day. She stated not everyone was notified that should have been. She stated Consumer Affairs had listed many reasons why you don't want a storage facility in your neighborhood.

Ruth Bell, of the League of Women Voters of Pulaski County, asked how many units would have direct outside access. She asked if traffic would be encouraged to exit onto Rodney Parham rather than Sunnymeade.

Robert Brown responded that about 20 units on the east side of the building had outside access. He said traffic onto Sunnymeade should be minimal as the Rodney Parham driveway provided more direct access. He said the sign on the Sunnymeade perimeter would be a small monument style sign. Mr. Brown restated the hours of access, saying there would not be twenty-four hour access. He stated proper notification was completed and the required sign was posted on the sign. He stated the traffic associated with this facility would be much less than the traffic created by the restaurant which previously occupied the site. Mr. Brown stated this project would have slight positive impact on the site drainage, since there would be less pavement and less run-off.

Commissioner Bubbus asked staff if the applicant was committed to the proposed colors and building materials. Dana Carney responded that they would have to use the colors, materials and design presented or the item would have to be brought back to the commission.

Commissioner May asked what would prevent a person from accessing their storage unit after hours. Mr. Brown responded that access was controlled electronically with timers. Commissioner May stated he was going to vote against the project, citing the proximity of other storage units in the area.

Commissioner Laha asked if the east entrance could be closed. Mr. Brown responded that he felt the fire department wanted the two access points. Commissioner Laha was asked if he would support the project if the east entrance was gated. Commissioner Laha responded not necessarily.

David Jones, speaking for the applicant, stated the owner would eliminate all outside access to any units; that all units would be interior-access only.

In response to a question from Commissioner Bubbus, the applicant stated the investment in the development would be in the range of \$5,000,000 - \$7,000,000.

Commissioner Bubbus stated he appreciated the neighbors' passion but the impact of this proposed use would be much less than other uses that could be developed on the site by-right. He noted the commitment to the specific design

and the elimination of outside access to any units. He stated this was a good project that would be better for the neighborhood.

Commissioner Laha asked if eliminating the access to Sunnymeade would change the opinion of the neighbors. Ms. Crain responded that it would not.

Commissioner Berry stated he echoed Commissioner Bubbus' comments. He also noted what could be developed on the site with no public input or comment.

A motion was then made to approve the application as amended, including all staff comments and conditions, including the variances. The motion was approved by a vote of 8 ayes, 1 no and 2 absent.