

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 2, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled National Properties Holdings, LLC, Self-Storage PD-C, located at 14508 Kanis Road (Z-9691).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 2.82-acre property, located at 14508 Kanis Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Mini-Storage Development.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
<b>BACKGROUND</b>	<p>The applicant is requesting a rezoning from R-2, Single-Family District to a PD-C, Planned Development - Commercial, to allow for the development of 2.82 acres at 14508 Kanis Road for a six (6)-building Mini-Storage Development. The proposed site will take access from Kanis Road and be developed in one (1) phase.</p> <p>The property is located just outside the City Limits and is within the City’s Extraterritorial Zoning Jurisdiction. The current City Limit line is located along the property’s north property line.</p>

**BACKGROUND  
CONTINUED**

The site contains a residential structure and two (2) storage buildings. A single driveway provides access to the property from Kanis Road. The property is mostly wooded except for the area surrounding the dwelling. Most surrounding properties are zoned R-2. The property to the southeast is zoned C3, General Commercial District, and is currently undeveloped.

The development includes a kiosk structure which will be operational twenty-four (24) hours a day, seven (7) days a week for remote keypad gate access.

The applicant proposes possible future site improvements to include a new office structure with four (4) parking spaces to the north of the gated access. Staff is supportive of the future improvements with the following conditions offered by the applicant:

- The Annexation process will begin immediately to bring the subject property into the City of Little Rock.
- The facility will be operated with no on-site manager, and consequently, no sewer facility requirements will be required (to service the "future" proposed office building). A remote kiosk will be installed to provide access into and out of the facility.
- The "future" proposed office building will not be constructed (if it ever is in the future) until the property is annexed into the City of Little Rock and the sewer for the office building can be properly connected into existing Little Rock Water Reclamation Authority Manhole No. 57 (identified on the proposed site layout).

The site plan shows that the self-storage buildings are centered on the property and are noted to have typical roll-up doors. The applicant notes that the two (2) units visible along the north perimeter of the property facing the residential development will only have doors on the south side of the structure facing away from the residences. The applicant notes that these units will have earth tone colors and non-galvanized materials on the sides facing the residences to the north. The remaining four (4) buildings are noted to have access doors on the north and south facades adjacent to paved access drives.

Applicant notes all sight lighting will be low-level and directed downward away from adjacent properties.

**BACKGROUND  
CONTINUED**

Any new signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones).

No dumpster location is shown on the site plan. If a dumpster is located on the site in the future, the dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant proposes to provide an eight (8)-foot high wood frame privacy fence along the north and east perimeters of the property adjacent to residential development and a six (6)-foot high chain link fence along the south and west perimeters of the property. The applicant proposes to provide a twenty-five (25)-foot landscape buffer along the north perimeter of the property adjacent to the residential properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-C.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there was one (1) objector present. All owners of property located within 200 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.