

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled West Cantrell Self Storage Revised PCD (Z-7436-C), located at 14300 Cantrell Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is an amendment to a previously-approved PCD, Planned Commercial District, to allow for the construction of a two (2)-story addition over an existing single-story mini-warehouse building to be used as climate controlled storage.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PCD request at its August 7, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Chenal Ridge Property Owners Association, the Pinnacle Valley Neighborhood Association, the Secluded Hills Property Owners Association, the Tulley Cove Neighborhood Association, the Westbury Neighborhood Association and the Westchester Heatherbrae Property Owners Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 18,921, adopted by the Little Rock Board of Directors on August 19, 2001, established Lusk Long-Form PCD. The approval allowed the rezoning of the site and the creation of a three (3) lot plat. Lot 1 was removed from the PCD request but the lot was established through the platting process (S-1404). Lot 2 was approved for the development of a 12,900 square-foot building to be developed utilizing O-3, General Office District, uses and the listed accessory uses defined in the O-3 District eliminating the 10% maximum for the accessory uses. Lot 3 was proposed for construction of 88,000 square-feet of mini-warehouse development contained in eight (8) buildings and an 1,800 square-foot office/managers residence. Lots 2 and 3 have developed. Lot 1 remains vacant.

The hours of operation for the office portion of the site were proposed as 7:00 AM to 10:00 PM, seven (7) days per week and the mini-warehouse was proposed with twenty-four (24)-hour access. The mini-warehouse development would be gated with security access.

The backs of the mini-warehouse buildings provided the required screening and an eight (8)-foot opaque fence was to be installed where there were breaks in the buildings. The applicant also proposed the placement of an eight (8)-foot opaque fence along the northwestern boundary in the area that adjoined the R-2, Single-Family, zoned property.

Ordinance No. 19,961, adopted by the Little Rock Board of Directors on May 6, 2008, allowed a revision to the previously approved PCD by adding truck rental as an allowable use for the site. The request limited the number of trucks on the property at one time to five (5) units. All the trucks were to be located behind the gates on the property and located within a denoted area on the approved site plan. The applicant indicated when the area was developed with additional warehouse units, the trucks would be relocated to the rear of the site.

The hours of operation for the truck rental were from 9:00 AM to 5:30 PM. Monday through Friday, from 9:00 AM to 3:00 PM on Saturday and no rental was proposed on Sunday. The hours of operation for the mini-warehouse development remained as a twenty-four (24)-hour access facility.

**BACKGROUND
CONTINUED**

In addition to the truck rental, the approval allowed a small sign to be located on the store front window with a maximum sign size of two (2) feet by four (4) feet. The request also included the allowance of the addition of truck rental advertising on the existing ground-mounted sign located on Lot 2 adjacent to Cantrell Road.

The applicant is now proposing to amend the previously approved PCD for Lot 3 of the development containing 8.3 acres. The development is currently operating as a self-storage facility with a mix of climate and non-climate controlled storage. There is a strip retail center located in front of the mini-warehouse development which contains a mixture of office and commercial uses.

The owner of the development recently purchased a sliver of property which previously existed between this development and Candlewood Drive along the eastern perimeter of the site. The applicant is requesting to include this newly purchased area into the previously approved PCD zoning. The applicant is proposing to construct a driveway from the north end of the facility over to Candlewood Drive which allows exit access for tenants and a secondary access for emergency vehicles.

The developer also proposes to construct a two (2)-story climate controlled addition above one (1) of the existing interior buildings. This will create a three (3)-story structure with a height less than thirty-five (35) feet which is consistent with the height limit approved with the original PCD zoning. The lower floor will remain non-climate controlled, while the upper stories will be climate controlled. Access will be from inside the new construction via an elevator or stairs.

The site plan includes a building located along the northern portion of the site which has not been constructed. The building is proposed with 5,250 square-feet on the upper level and 5,250 square-feet on the lower level. The request includes maintaining approval of this building for future construction.

**BACKGROUND
CONTINUED**

The original approval of the PCD zoning allowed for 110,000 square-feet of mini-warehouse development. With the revision to the PCD a total of 115,000 square-feet of mini-warehouse will be developed at the time of final build-out.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.